

HISTORIC ARCHITECTURAL SURVEY AND EVALUATION REPORT  
AND  
FINDING OF NO ADVERSE EFFECT

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BROADWAY STREETSCAPE IMPROVEMENT PROJECT

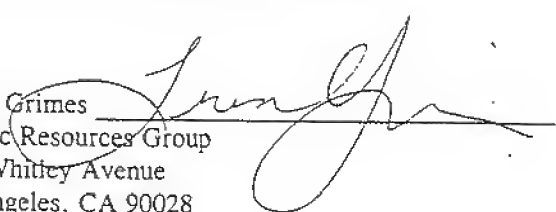
BROADWAY FROM SECOND STREET TO OLYMPIC BOULEVARD  
CITY OF LOS ANGELES  
COUNTY OF LOS ANGELES

Prepared for:

Community Redevelopment Agency  
City of Los Angeles  
Los Angeles County  
ISTEA GRANT NO. STPLE5006 (038)

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## SUMMARY OF FINDINGS

This Historic Architectural Survey and Evaluation Report (HASER) and Finding of No Adverse Effect is for the Broadway Streetscape Improvement Project described below. The project area extends from Second Street to Olympic Boulevard along Broadway in downtown Los Angeles, California, and includes the Broadway Theater and Commercial National Register District. The boundaries of the district which was listed in the National Register of Historic Places in 1979 extend along Broadway from Third Street on the north to Ninth Street on the south. The district is significant under National Register Criterion A as the historic commercial and theater center of Los Angeles. The district is also significant under Criterion C for the architectural quality of its contributing buildings. These contributors were constructed between 1894 and 1931, the established period of significance for the district. The purpose of this report is to identify and evaluate the historic streetscape features of Broadway, as they were not specifically addressed in the National Register nomination form, to evaluate how the district has changed in the last nineteen years, to determine if other resources in the project area are eligible for listing in the National Register, and to determine the effects of the project, if any, on historic resources.

The 1983 Historic Resources Survey of the Central Business District completed by the Community Redevelopment Agency did not include the Broadway National Register District, presumably because it was listed in the National Register. As such, California Historic Resources Inventory forms were not prepared for buildings in the 300 through 800 blocks of Broadway. A few buildings in the project area, but outside of the district boundaries were evaluated as individual resources and documented on state forms.

The report makes six findings: 1) many of the historic streetscape features remain from the period of significance and contribute to the historic character of the district; 2) one contributing building has been demolished and several buildings should no longer be considered contributing due to substantial alterations; 3) the boundaries of the historic district should be expanded roughly one block to the north and south to include properties in the 200 and 900 blocks of Broadway; 4) the terrazzo sidewalk in front of Clifton's Cafeteria is individually eligible for listing in the National Register under Criteria C for its high artistic qualities; 5) none of the buildings within the project area, but outside of the expanded district boundaries are individually eligible for listing in the National Register; and 6) any effects the project will have on character-defining features of the district will be mitigated to the level of insignificance by the measures described on page 14.

Several state forms were used to document the findings made in this report and are included in Appendix B. A District Record states the historic and architectural significance of the district, justifies the new district boundaries, describes the district and its integrity, provides a list of contributing and non-contributing buildings, and includes a map of the district. Continuation Sheets were created for buildings which were previously documented and include the California Historic Resources Inventory forms prepared in 1983 and new black and white photographs. Building, Structure, and Object Records were prepared for buildings which were not previously documented in either the National Register nomination form or the 1983 Historic Resources Survey of the Central Business District. Primary Records were prepared for all of the other buildings in the district and note changes that have occurred in the last nineteen years.





# **HISTORIC ARCHITECTURAL SURVEY AND EVALUATION REPORT**

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## **I. PROJECT DESCRIPTION**

The Community Redevelopment Agency of the City of Los Angeles proposes to use federal funds to make improvements to the Broadway streetscape. The improvement plan includes changes to sidewalk paving, street lighting, street graphics, building facade treatments, street furnishings, and street trees (see Appendix D.) The Area of Potential Effects (APE) for the project encompasses Broadway from Second Street on the north to Olympic Boulevard on the south, and includes the first row of buildings on either side of the street, street, sidewalks, curbs, and street amenities such as trees and light standards.

The project will be constructed in several phases. The first phase of the project will include changes to street lights, street trees, sidewalks, and related basements on Broadway from Second to Fifth Streets. The work will take place between the curb and the building facades. A few properties will not be included in the project at the request of the owners. They are the Million Dollar Theater (301-13) and the Grand Central Market (315). Funded by an ISTEA grant, the first phase is scheduled to begin construction in 1999. The remaining elements of the improvement plan will be implemented as funding becomes available.

## **II. RESEARCH METHODS**

The consultant performed a records search of the National Register of Historic Places, the California Historic Resources Inventory, and various City of Los Angeles agencies in order to compile and analyze previous research and evaluations. Sources include National Register Nomination Forms, Historic Resources Surveys, Historic Context Statements, and other studies.

In order to re-evaluate and document the district's boundaries, contributing and non-contributing buildings, architectural integrity, and character-defining features, the consultant performed the following tasks:

1. Conducted general research at the Los Angeles Central Library to expand the historic context of the district.
2. Conducted building specific research including the use of City of Los Angeles building permit records, Sanborn Fire Insurance Maps, and the Los Angeles Central Library collection.
3. Searched historic photograph collections at the Los Angeles Public Library History Department and the Department of Special Collections at the UCLA University Research Library for images of the district.

### III. DESCRIPTION OF RESOURCES

The buildings on Broadway between Second Street and Olympic are mostly one-story to twelve-story commercial buildings and motion picture theaters designed in a variety of Beaux-Arts and period revival styles. All of the buildings fill the five parcels and share a five foot setback from the property line, creating a continuous streetwall. Most contain street-level storefronts. While the styles of the buildings vary, the buildings are clad in many of the same materials, notably cast and glazed terra cotta, glazed brick, and cast stone.

The buildings range in size from small, one or two story retail buildings to large, 150-foot office buildings, and department stores with very large footprints. The range also includes mid-size loft buildings which were designed with large, open upper floors for several possible uses.

Most of the buildings between Second Street and Olympic are designed in traditional architectural styles. The most common style is the Beaux-Arts, which in commercial buildings usually exhibits a division of the building's elevation into three horizontal zones based on the parts of a column in Classical architecture. This consists of a "base," composed of a first floor and mezzanine level, a relatively unornamented "shaft," composed of repeated floors containing offices, and a "capital," the ornamented and often projecting cornice or elaborated top floor of the building. Most of the buildings are further articulated with the use of classical elements such as pilasters, engaged columns, floral swags, and escutcheons. Such ornamentation is often executed in glazed terra cotta.

The second most common architectural style of Broadway buildings is Art Deco, or Zig-Zag Moderne. The most noted examples of this style are the green and blue glazed terra cotta Eastern Columbia Building, and the Ninth and Broadway Building, clad largely in cast stone with ornamental bronze panels. Also present on Broadway are styles such as Gothic Revival in buildings from the 1920s and late Streamline Moderne buildings, mostly from the 1930s and 1940s.

All of the streetlights on Broadway between Second Street and Olympic Boulevard have original bases, but their poles and lamps have been replaced. There are two styles of historic bases, both of which were installed in 1920. These lamps were elaborately ornamented with stylized motifs from nature. Like many of the Beaux-Arts buildings on the street, the lights consisted of a tripartite composition, with base, shaft, and capital. The bases, which still remain, are covered with ornament of stylized leaves and flowers. The shaft, or pole, consisted of a climbing vine with two lanterns forming the capital. Acorn-shaped lanterns branched off from the shaft in an elaborate scroll.

Broadway's sidewalks are fifteen feet wide and are characterized by a variety of materials, patterns, and colors. Sidewalks often extended beyond the building facade into the foyer providing a visual link between interior and exterior, and encouraging pedestrian traffic to enter theaters and department stores. Stamped, stained concrete is the most common form of sidewalk material on

the street. The basements of most of the buildings extend out to the street line below the sidewalk. In several places, cast iron vents and glass blocks are inserted into the sidewalks to light these below-grade storage areas, which are accessed by way of cast steel doors in the sidewalk.

Broadway is notable, however, for the quality and variety of its terrazzo sidewalks, present in front of some stores and many theaters on Broadway. These sidewalks often extend from the lobbies to the curb. The elaborate patterns seen at Clifton's Cafeteria, the Eastern Columbia Building, and the Los Angeles Theater are some of the most important examples. Each represents a particular style of terrazzo ornamentation: the sidewalk at Clifton's depicts scenes of California, that in front of the Eastern Columbia Building is an abstract, geometric Art Deco design, and the abstracted fleur-de-lis motif in front of the Los Angeles Theater enhances the more traditional revival style of the theater. Other notable terrazzo sidewalks include the sunburst pattern in front of the Roxie Theater.

The most severe alterations to the buildings on Broadway are the modification of storefronts. In many cases, the entire bases (ground floor and mezzanine or second floor) of the buildings have been stripped of their original features and/or reclad with a new, incompatible design meant to "update" the buildings as the area fell out of favor with new generations of shoppers. However, the upper floors of the vast majority of the buildings remain intact.

#### IV. HISTORICAL OVERVIEW

Originally called Fort Street, Broadway played a prominent role in the residential development of downtown Los Angeles in the nineteenth century. A tree-lined street of medium and large sized Victorian homes, Fort Street was home to some of the city's most distinguished citizens. But in the late 1880s, a new City Hall was constructed between Second and Third Streets and the character of the street began to dramatically change. Proximity to the city's new municipal headquarters attracted major businesses to the street, a situation which caused the City Council to change the street's name to Broadway in 1887.

Broadway quickly became an important commercial thoroughfare. Boston Dry Goods relocated from First and Temple to a site across from City Hall in 1891. Other early retailers on Broadway included Coulter's Dry Goods, Silverwood's, the Broadway Department Store, Bullock's Department Store, and Hamburger's (later the May Company). Many two- and three-story brick buildings were developed at the northern end of the street to meet the quickly growing commercial needs.

In the first decades after the turn of the century, business on Broadway continued to boom. Many commercial establishments outgrew their original small-scale headquarters and began to develop large, multistory structures. Pioneering the south end of Broadway was Bullock's and Hamburger's Department Stores, two of the region's largest retail establishments. Both companies built major buildings in 1906 to serve as their flagship stores -- Bullock's at Seventh Street and

Hamburger's at Ninth Street. In 1918, Blackstone's Dry Goods joined the department stores at the south end of Broadway when they built a new store at Ninth Street.

Broadway's preeminence as the commercial core of Los Angeles was matched by its growth as the leading theater district for the region. Around 1910, nickelodeons and vaudeville theaters began to appear on Broadway, drawing business downtown. Talley's Theater and the Majestic Theater, both later demolished, were located south of Eighth Street. Other early vaudeville theaters on Broadway included Quinn's Superba Theater and the Garrick Theater.

Broadway's status as the new theater district was boosted by the decision of the West Coast's two major vaudeville circuits -- the Orpheum and the Pantages -- to locate there. In 1910, the Orpheum circuit constructed a theater on Broadway now named the Palace. That same year Alexander Pantages relocated his operations to what is now the Arcade Theater. A few years later full-scale dramatic productions were brought to Broadway with the construction of the Morosco Theater, which is now the Globe.

Sid Graumann built the first theater on Broadway specifically designed for film exhibition in 1918. His Million Dollar Theater is considered the city's first movie palace. Graumann quickly added the nearby Rialto and Paramount to his growing chain of theaters on the street. Loew's became the first national film house chain to establish a presence on Broadway with the opening of the State Theater in 1921.

The vaudeville theaters were forced to upgrade their facilities in an effort to compete with expanding movie audiences. In 1925, a new Orpheum Theater was constructed farther south on Broadway. Housed in equally lavish theaters, vaudeville continued to be a popular form of entertainment on Broadway until the late 1920s.

The introduction of sound to the movies caused a new wave of theater building in the late 1920s. By 1930, every major film studio had secured an outlet in downtown Los Angeles. With a dozen major theaters in a six block area, Broadway contained the highest concentration of movie palaces in the world and a combined seating capacity of more than 15,000.

In their heyday, Broadway's greatest theaters were total entertainment environments, equaling or surpassing the glamour of anything found on stage or screen. Ticket booths, lobbies, auditoriums, staircases, restrooms, and sidewalks were all styled to satisfy the most romantic imagination. Decorative elements borrowed from a wide range of cultures and historical periods came together in fantastic combinations that prompted one critic to complain that "no more pitiful degradation of an art" had ever occurred than "the prostitution of architecture" in movie theaters. "Taste and beauty," he concluded, were abased to the lowest degree. But the public responded otherwise, flocking to theaters on Broadway and around the nation, where, for the price of admission, they were transported into a world of luxury and enchantment.

In the next several decades after 1930, Broadway began to lose its central role as the theater and commercial core of the city. As the white clientele moved away from downtown into the suburbs, so did the lavish movie theaters and department stores. The demise of a city-wide public transit system also contributed to the dispersal of white middle class audiences from the downtown area.

After World War II, the patronage of the Mexican-American population living close to downtown transformed Broadway into a Latino-oriented shopping district. Spanish language signs were layered on top of the opulent architecture of the 1920s and ground floors were transformed to accommodate smaller stores. By the end of the 1960s, the street was dominated by Latinos and it became a primary venue for their commercial, religious, and cultural expression. Today, Broadway remains a hub of activity for Latinos in the city, and Chicanos have been joined by Salvadorans, Guatemalans, and Nicaraguans in their intense public use of the street.

After undergoing a dramatic transformation from the 1880s through the 1920s, the streetscape of Broadway has since evolved much more slowly. Unlike other parts of downtown Los Angeles which have completely lost their historic character, Broadway remains in many ways the street that it was in the 1920s.

## **V. FIELD METHODS**

A field survey was conducted of the district to identify and examine the integrity of the boundaries, contributing resource, and character-defining features. Every building in the APE was photographed using black and white film. In addition, features of the streetscape were measured, sketched, and photographed on site to determine their condition. The field survey was conducted in two phases. The first phase was conducted by Teresa Grimes and William Adair and included the portion of Broadway between Third and Ninth Streets. Phase one of the field survey took place in November of 1995 and involved a thorough documentation of the streetscape. The second phase of the survey was conducted in January of 1998 by Teresa Grimes and Jennifer Minasian. Phase two of the field survey included the photography of the buildings as well as the identification of historic streetscape features in the 200 and 900 blocks of Broadway.

All three of the individuals who contributed to the preparation of this report more than fulfill the qualifications for historic preservation professionals outlined in 36 CFR, Part 61. Teresa Grimes has been a Project Manager for Historic Resources Group four years. She has over ten years of full-time professional experience in the evaluation and documentation of historic resources. Ms. Grimes has a Bachelor's degree in Political Science and a Master's degree in Architectural History from UCLA. William Adair was an Associate Planner at Historic Resources Group for three years and is no longer with the firm. He received a Bachelor's degree in American History from the University of Pennsylvania and a Master's degree in Urban Planning from UCLA. Jennifer Minasian has worked at Historic Resources Group for over two years. Currently a Research Associate, Ms. Minasian holds a Bachelor's Degree in Architectural Studies from Scripps College and has completed the course work for a Master's degree in Art History from the University of Chicago.

## VI. FINDINGS AND CONCLUSIONS

### Introduction

The Broadway Theater and Commercial District was listed in the National Register of Historical Places in 1979. The district includes a total of ninety-five buildings, sixty-nine contributing and twenty-six noncontributing, within its boundaries which extend along Broadway from Third Street on the north to Ninth Street on the south. The district is significant under National Register Criterion A as the historic commercial and theater center of Los Angeles. The district is also significant under Criterion C for the architectural quality of its contributing buildings. These contributors were constructed between 1894 and 1931, the established period of significance for the district.

The report makes six findings: 1) many of the historic streetscape features remain from the period of significance and contribute to the historic character of the district; 2) one contributing building has been demolished and several should no longer be considered contributing due to substantial alterations; 3) the boundaries of the historic district should be expanded roughly one block to the north and south to include properties in the 200 and 900 blocks of Broadway; 4) the terrazzo sidewalk in front of Clifton's Cafeteria is individually eligible for listing in the National Register under Criterion C for its high artistic qualities; 5) none of the buildings within the APF, but outside of the expanded district boundaries are individually eligible for listing in the National Register; and 6) any effects the project will have on character-defining features of the district will be mitigated to the level of insignificance by the measures described on page --

### 1. Character-defining Features of the Streetscape

Remarkably, many of the original features which characterized the streetscape of Broadway during its period as the premiere commercial and theater district of Los Angeles remain in place. In substantial ways, the current character of the street is identical to the Broadway of the 1920s. Much of the decorative sidewalk pavement remains, as do the street light bases, and public utility hardware. (See Illustrations.)

### a. Street Trees

Trees, the species is unknown, were planted along Broadway during the nineteenth century when it was a residential street. Historic photographs indicate that those trees had been removed by the 1910's. Additional historic photographs of Broadway through the 1960s indicate that no trees had yet been planted. There are currently ficus tree scattered about the street which appear to have been planted in the last few decades. Sycamore trees are located on the 900 block of Broadway and are also relatively young. A few empty tree wells also indicate the past presence of additional trees on the street. The existing trees do not date from the period of significance and are not character-defining features of the district.



b. Street Lights

Broadway was one of the first streets in Los Angeles to be fit with gas lamps. By 1920, the gas lamps had been supplanted by electric fixtures as well as stop lights to control the burgeoning automobile traffic. All of the street lights on Broadway between Second Street and Olympic Boulevard have original bases but their poles and lamps have been replaced. There are two styles of historic bases, both of which were installed in 1920. These lamps were elaborately ornamented with stylized nature motifs. Like many of the Beaux-Arts buildings on the street, the lights consisted of a tripartite composition, with base, shaft, and capital. The bases, which still remain, are covered with ornament of stylized leaves and flowers. The shaft, or pole, consisted of a climbing vine, and two lanterns formed the capital. Acorn shaped lanterns branched off from the shaft in an elaborate scroll. Although only the bases remain, they should be considered character-defining features of the district. They have been successfully reused in the past and are the most noticeable element of the street lights to pedestrians.

c. Sidewalks

Broadway's sidewalks are fifteen feet wide and are characterized by a variety of materials, patterns, and colors. Sidewalks often extended beyond the building facade into the lobbies providing a visual link between interior and exterior, and encouraging pedestrian traffic to enter theaters and department stores. The property line, which is actually five feet in front of the building facades is sometimes indicated by a narrow band of brass and a plaque.

*Concrete* - Scored, stained concrete is the most common form of sidewalk material on the street. Probably beginning in the 1920s and continuing until today, concrete was stained in various colors such as charcoal, dark red, or green and scored in square, rectangular, or diamond patterns. Attempts to learn the age of the concrete sidewalks and determine if they were present during the district's period of significance were unsuccessful. One might assume that the sidewalks were poured when the buildings with which they are associated were constructed and therefore are historic fabric. Even if that is the case, the pattern and stain on the vast majority of the concrete sidewalks has faded. Due to their questionable age and lack of integrity, the scored, stained concrete sidewalks are not character-defining features of the district.

*Terrazzo* - Important public buildings of the 1920s -- such as theaters and department stores, welcomed pedestrians with elaborate sidewalk ornamentation, usually of colorful terrazzo. Terrazzo, an ancient material combining marble chips with white cement, was perfected by Fifteenth century Venetian craftsmen to pave terraces, thus the name. During the 1920s and 1930s, architects began using terrazzo for sidewalks to distinguish individual buildings and businesses with which they were associated. On Broadway, terrazzo is employed in a range of colorful patterns, images, and messages either in front of or at the entrance to buildings. The most elaborate designs are found in front of the Los Angeles Theater and Clifton's Cafeteria, although advertisements and simple geometric patterns are more common. Terrazzo sidewalks are a character-defining feature of the district as well as the buildings with which they are associated.

*Romero Tile* - At various locations along the street there exists brown ceramic tile sidewalks with abstracted Mexican motifs in contrasting colors. The sidewalk was designed by Frank Romero and installed in 1984. The sidewalk is not a character-defining feature of the district as it was installed well after the period of significance. It is not individually eligible for listing in the National Register as it does not meet the minimum fifty year age requirement. Furthermore, the sidewalk does not meet the considerations for resources which are less than fifty years of age.

*Brass Property Line Markers and Plaques* - Thin bands of brass delineate the property lines in front of various buildings. In some instances there are also small brass plaques, approximately three by nine inches, which identify the first five feet from the building facade as private property. They should not be considered character-defining features of the district as the date these bands and plaques were installed is unknown and as they lack any design qualities.

#### d. Basement Fixtures and Hardware

Steel doors, cast iron vents, and glass blocks are inlaid at various places along the sidewalk. These artifacts are evidence that many of the buildings had basements that projected under the sidewalk. For many businesses, this was the only access to the building for service delivery. It can be reasonably assumed that these artifacts date from the construction of the building with which they are associated, and depending on their integrity, should be considered character-defining features of the district.

*Basement Hatches and Doors* - In the case of the basement doors, the physical evidence of the sidewalks and the inspection of some of the basements by the City's Bureau of Engineering suggest that many hatches and doors and have been removed or covered with asphalt or concrete over the years. The vast majority of those which remain have had the doors replaced. Those that appear to be of older vintage are no longer operable and are in poor condition. The basement hatches and doors in front of the street-facing facades of the Bradbury Building, a National Historic Landmark, are the only ones on the street which should be considered character-defining features as they appear to be from the period of significance and in fair condition.

*Vents* - Five styles of cast iron vents were identified in the field survey of the district: one large round, two smaller round, and two square. The vast majority appear to be in good condition and should be considered character-defining features of the district.

*Glass Blocks* - Glass blocks, clear and purple, square and round, distinguish some sidewalks. When originally installed, most extended the full-length of the building facades. Many have been completely or partially covered with concrete or asphalt. Today only four sections remain. Given their unique and rare quality, the remaining glass block sidewalks should be considered character-defining features of the district.

e. Public Utility Hardware

Decorative cast iron manhole covers, water meter plates, and flag pole plates add a note of interest to the street for the pedestrians and should be considered character-defining features of the district.

f. Granite Curbs

The streets in the historic core of downtown Los Angeles were originally edged with granite curbs. Most have been replaced or encased with concrete. Others have been damaged by approximately one hundred years of use and are difficult to distinguish. The best remaining section of granite curb is located on the west side of the 700 block. Due to their lack of integrity, granite curbs should not be considered character-defining features of the district.

**2. Changes in Boundaries of the Broadway Theater and Commercial District**

Six buildings should be added to the Broadway Theater and Commercial District within expanded district boundaries. (See Appendix B for inventory forms for these buildings.) When the district was listed on the National Register in 1979, the boundaries were set at Third Street on the north and Ninth Street on the south. No justification for these boundaries was given at that time.

- 921-937 S. Broadway (United Artists Theater Building)

The United Artists Theater Building was determined eligible for listing in the National Register in 1982 through the Section 106 Review process and is listed in the California Inventory of Historic Resources as a 2S2.

- 249-251 S. Broadway (Pan American Building)
- 901 S. Broadway (Blackstone's Department Store)
- 908-910 S. Broadway
- 939-947 S. Broadway (Western Costume Building)

The four buildings listed above were evaluated as being individually eligible for the National Register as a part of the Historic Resource Survey of the Central Business District and are currently listed in the California Inventory of Historic Resources as a 3S.

- 242 S. Broadway (Victor Clothing Company)

The Victor Clothing Company building has not been previously surveyed. While it is not individually eligible listing in the National Register, it does contribute to the expanded district.

These six buildings should clearly be included in the district. They are not separated from the rest of the district by vacant parcels or unusually wide streets, they share the same historic uses as those buildings currently within the district, they were constructed within the district's period of

significance, and retain their architectural integrity.

The expanded district boundaries extend to the north property lines of 242 S. Broadway and 249-251 S. Broadway on the north and the south property lines of 939-947 S. Broadway and 908-910 S. Broadway on the south. The expanded district is bounded by vacant lots and by buildings which are outside the period of significance or clearly lack the integrity to be contributors.

### 3. Changes in Contributing and Noncontributing Buildings

Six buildings within the original 1979 boundaries should no longer be considered contributors to the district. One building, the Lankershim Hotel, was demolished in the mid-1980s. The remaining five buildings have been altered since they were listed on the National Register and now lack the integrity to be considered contributors, and should be removed from the National Register. (See Appendix B for individual forms for these buildings.)

- 700-708 S. Broadway

This is a seven-story parking garage which stands on the site of the demolished Lankershim Hotel. The Lankershim Hotel was a district contributor (1D), but was demolished after the district was listed. The evaluation for this address therefore should be changed to 6Y2 to reflect the evaluation of the parking garage.

- 318-322 S. Broadway

Originally five stories high, this building lost much of the original ornamentation when it was reduced to three stories. The plain brick facade lacks a cornice, one of the major character-defining features which give the buildings in the district continuity. Since the ornamentation and massing of the building have been altered to such a great extent, the building is no longer a contributor to the Broadway Theater and Commercial District and should be removed from the National Register. It appears that these alterations were made prior to the district's listing in 1979. However, through reassessment of the district, it is clear that this building does not contribute to the district in its present form. The National Register form noted that the building could probably be restored, but gave no explanation of how the building's original appearance could be sufficiently documented for any such restoration.

- 341-345 S. Broadway

This building has been reduced to half its original height, and much ornamentation was removed in the process. The windows on the second story (the only story not removed or entirely altered) have been replaced with aluminum-frame windows.

- 350-354 S. Broadway
- 356-364 S. Broadway

These two neighboring buildings have been entirely covered in a metal siding which resembles wood shingles. It is unclear what remains of the original fabric beneath this cladding.

- 355-359 S. Broadway

This building retains almost no character-defining features from the district's period of significance. It appears to have been altered after the district was listed in 1979.

#### 4. Clifton's Cafeteria

The terrazzo sidewalk in front of Clifton's Brookdale Cafeteria is individually eligible for listing in the National Register under Criterion C for its high artistic qualities. The sidewalk was constructed sometime between 1935 and 1939 and depicts scenes from Los Angeles. The Broadway eatery was the second in the Clifton's Cafeteria chain in the Los Angeles area. Clifton's was a combination of the first and last name of its founder, Clifford Clinton. Clinton brought his family and ideas to Los Angeles in 1931, after resigning from the president's position of the San Francisco based Clinton Cafeterias chain. He opened his first restaurant in Downtown Los Angeles on Olive Street. Because of the increasing number of jobless people, Clinton opened up a Penny Cafeteria on Third and Hill Street which served meals for a penny a portion or nothing to those without funds. Both locations have since been redeveloped. In 1935, despite facing hard times, Clinton opened a third cafeteria at Broadway and Seventh Street. Another restaurant had been operating on the ground floor of the building at 648 S. Broadway which was constructed in 1916. While vacationing at this cabin in the Santa Cruz Mountains in the midst of a redwood forest, Clinton was struck with the idea of bringing some of the coolness of a forest into hot, dusty Los Angeles. Excitedly he ordered some logs to be hallowed out to match the columns in the restaurant. Over the next four years, Clinton had the restaurant completely remodeled into a redwood forest and named it Clifton's Brookdale Cafeteria. The interior, which still exists, is a composite of California redwoods, mountain streams, and murals of groves. Soon after the opening of the Brookdale Cafeteria, Clinton hired Welton Becket Associates to remodel his Olive Street location into a south seas paradise. Danish-born muralist Einar Petersen painted two scenes in the restaurant. Renamed Clifton's Pacific Seas, the building was razed in 1960.

The sidewalk in front of the Brookdale Cafeteria was created sometime between 1935 and 1939 when the restaurant was remodeled. The idea of featuring landmarks and scenic images from Southern California was conceived by Clinton. Installed by the Venetian Terrazzo Company the name of the artist who designed the sidewalk is unknown. The terrazzo sidewalk is one of the best examples of the use of this material on Broadway, if not Los Angeles. Other notable examples are associated with theaters including the Los Angeles, Academy, and Wilburn. The Brookdale Cafeteria terrazzo is distinct from other examples in two respects. First, it is not associated with a theater or a public building. Second, it features representational images similar to those found in PWA murals.

## 5. Ineligible Buildings Within the APE

The following buildings within the APE are fifty years old or older and are located outside of the expanded boundaries of the Broadway Theater and Commercial District:

- 201-206 S. Broadway
- 235 S. Broadway
- 950 S. Broadway
- 952-956 S. Broadway
- 990 S. Broadway

None of these buildings are currently listed in the California Inventory of Historic Resources.

- 237-241 S. Broadway

This building, the former Boston Dry Goods store, is listed in the California Inventory of Historic Resources with a 1992 evaluation of 5S3. However, the building does not reflect its historic appearance. Due to alterations and lack of integrity, the building does not appear eligible for local or National Register listing. The evaluation therefore should be changed to 6Y2.

None of these six buildings appear eligible for the National Register either individually or as a contributor to this or any potential historic district.

## 6. Findings of No Adverse Effect

The first phase of the project will not involve the alteration of any buildings contributing to the National Register district or otherwise. The terrazzo sidewalk in front of Clifton's Brookdale Cafeteria is individually eligible for listing in the National Register. Located in the 600 block of Broadway, it will not be effected by the first phase of the project and the improvement plan specifies that it will be preserved in place. The improvement plan meets the Secretary of the Interior's Standards in that historic fabric will be preserved in place or removed, stored, and incorporated into the new streetscape whenever possible. The recommendations in Appendix C have been incorporated into the plan, however, mitigation measures are necessary as the feasibility of preserving some historic fabric can not be anticipated in the plan; as such some decisions will need to be made in the field during construction. The proposed undertaking will result in no adverse effect as it will not alter the characteristics of the district and properties therein that qualify them for listing in the National Register. Any effects the project will have on the character-defining features of the district will be mitigated to the level of insignificance by the measures described below. Following is an analysis of how various aspects of the project will effect the character-defining features of the district.

Street Lighting - The restoration of the historic light fixtures will have a positive effect on the character of the district. The existing bases will be renovated with new foundations which will not be visible from grade and will be fit with new lanterns replicated from historic designs. The selective

removal of historic street light at the intersections is an acceptable change. However, it appears that there are a few situations in which the execution of this aspect of the project will have an adverse effect on historic sidewalks. Removal of some historic sidewalk material may be permissible in a few instances, but only with a qualified historic architect on site to monitor the work (see mitigation measures below.)

**Street Trees** - The project calls for the removal of the ficus trees that were introduced a few decades ago as well as the introduction of trees at new locations. Queen palms will be planted in a series of groupings and spaced 25 feet from center to center. The introduction of street trees will have no effect as they will not alter the characteristics of the historic district which qualify it for listing in the National Register.

**Sidewalks** - Broadway is characterized by a variety of sidewalk materials including terrazzo, glass blocks, ceramic tile, and marble. Sidewalks which are considered character-defining features of the district and the buildings with which they are associated are listed in Appendix A. The project entails the full-scale reconstruction of the sidewalks as well as the reinforcement of basement ceilings. Black concrete with mica cut into a checkerboard will be used as the replacement material. While this material is compatible with the historic district, the selective removal of the historic sidewalk will affect the setting of the district and the associated buildings. As improving the sidewalks and making the basements below water tight will be of benefit to the historic buildings on Broadway, some historic sidewalk may be removed if it lacks integrity and if it is infeasible to retain in place (see mitigation measures below.)

**Basement Vents** - Cast iron basement vents are a character-defining feature of the district. They will be carefully removed during construction, tagged to identify their location, and incorporated into the new sidewalk in approximately the same location. This aspect of the project will have no effect on historic properties.

**Basement Hatches and Doors** - The basement hatches and doors in front of the street-facing facades of the Bradbury Building are the only ones in the APE which appear to date from the period of significance and are in fair condition. The removal of these character-defining features will affect the integrity of the setting of the Bradbury Building, a National Historic Landmark (see mitigation measures below.)

**Public Utility Hardware** - Cast iron water meter plates and flag pole plates are a character-defining feature of the district. They will be carefully removed during construction, tagged to identify their location, and incorporated into the new sidewalk in approximately the same location. This aspect of the project will have no effect on historic properties.



## VII. MITIGATION MEASURES

Construction Monitor - Work which may affect the character-defining features of the district and related properties shall be monitored by a qualified historic preservation professional ("Coordinator") selected by the State Office of Historic Preservation (SOHP), Community Redevelopment Agency and the Cultural Affairs Department to ensure compliance with the improvement plan, the Secretary of the Interior's Standards, and the following mitigation measures. The Coordinator shall meet the minimum qualifications for historic preservation architects established by the Secretary of the Interior. The Coordinator shall report to SOHP issues which may arise during construction.

Recordation - Historic sidewalks listed in Appendix A which cannot be preserved either in place or removed and incorporated into the new sidewalk shall be photo documented using large format photography and archival materials. The large-format photography will consist of use of 4 x 5 negatives (or larger), a scaling stick for representative shots, lenses to allow proper composition, and panchromatic, continuous-tone black and white moderate speed film. Photographs shall be keyed to a drawing depicting the pre-construction location of the sidewalk material. Copies of the photo documentation as well as small samples of the material shall be given to the Cultural Affairs Department and/or the Los Angeles Central Library.

Public Education Program - The lead agency shall create a program to educate and inform the public about the historic streetscape of Broadway. The program may include, but not be limited to, the display of didactic panels in the Central Library, City Hall, or some other publicly accessible space. The program should utilize historic as well as current images of the streetscape.

Restoration - If historic fabric is inadvertently damaged or destroyed during construction, it shall be replaced in kind by a qualified contractor.

Protection - Historic fabric, including building facades, pavement in building lobbies, sidewalks, and street lights, shall be protected as required to prevent damage while work is in progress. Protective measures may include, but are not limited to, the spanning of sidewalks, temporary covering, or the use of barricades. Adjacent historic building facades shall also be protected from flying debris. Temporary covering is required in the event that any machinery or vehicular traffic must traverse sidewalk areas which contain historic fabric; when adjacent construction has a potential to damage, through machinery or hand labor, any historic fabric; and when adjacent curb and gutter work is being performed. Temporary protection may include, but not be limited to, the application of felt and plywood.

Job Conditions - The job site shall be kept clean and orderly at all times to prevent damage to historic fabric. Loose material and debris shall be removed on a daily basis.

Appropriate Equipment - Vibrating machinery shall not be used in the vicinity of historic sidewalk pavement. Chemicals including concrete washing shall not come into contact with historic fabric.



If necessary, portions of historic fabric shall be carefully sawcut and removed. Cutting tools are to be fitted with diamond blades of a quality that will incise the terrazzo without causing chips. It is understood that since terrazzo is composed of stone fragments, some chipping may not be avoidable depending on the condition of the surface.

Cleaning - Upon completion of the project, the terrazzo sidewalks shall be steam cleaned by a qualified contractor. No abrasive cleaning products or methods shall be used.

## VIII. BIBLIOGRAPHY

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Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981.

Longstreth, Richard. *City Center to Regional Mall : Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950*. Boston: MIT Press, 1997

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National Register of Historic Places - Nomination Form for *Broadway Theater and Commercial District*, 1979.

Sanborn Fire Insurance Maps, 1953.



## ILLUSTRATIONS

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*For contemporary views of buildings within the Area of Potential Effects,  
see Appendix D, DPR Forms.*

### **Historic Post Card Views, approximately 1907-1940s**

1. Broadway South from First, "Best Lighted Street in the World," 1908
2. Broadway Looking North from Fourth Street
3. Looking up Broadway from Fifth Street, 1910
4. Broadway near Sixth Street, 1907
5. Corner Seventh and Broadway, showing demolished Lankershim Hotel
6. Broadway looking North from Eighth Street

### **Historic Sidewalk Features**

- Commemorative and Decorative Features
- Public Utility Vents and Manhole Covers
- Features Associated with Basement Storage Areas



BROADWAY STREETSCAPE IMPROVEMENT PROJECT  
HISTORIC POST CARD VIEWS

1. *Broadway South from First, "Best Lighted Street in the World," 1908*

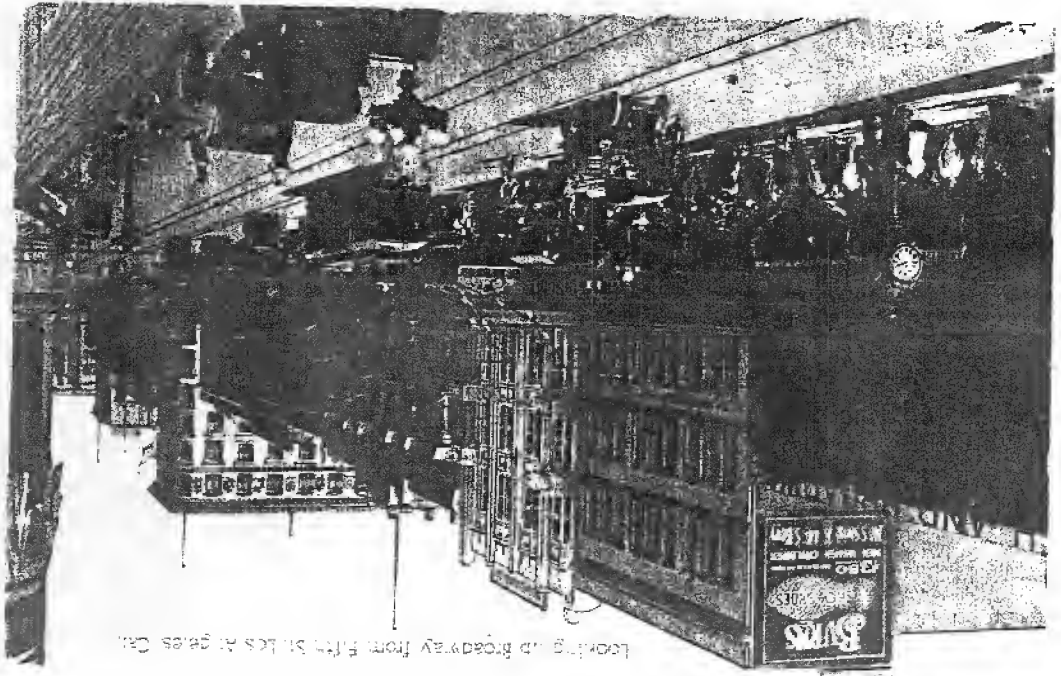


2. *Broadway Looking North from Fourth Street*

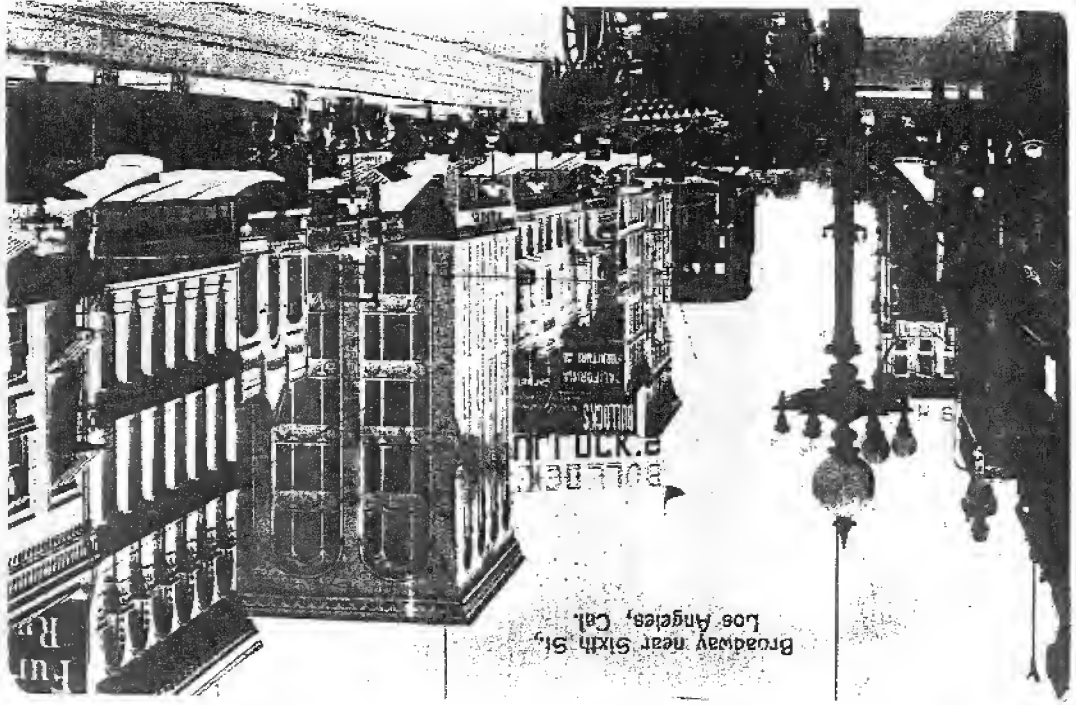


BROADWAY STREETSCAPE IMPROVEMENT PROJECT  
HISTORIC POST CARD VIEWS

3. Looking up Broadway from Fifth Street, 1910



4. Broadway near Sixth Street, 1907



BROADWAY STREETSCAPE IMPROVEMENT PROJECT  
HISTORIC POST CARD VIEWS

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5. Corner Seventh and Broadway, showing demolished Lankershim Hotel



6. Broadway looking North from Eighth Street



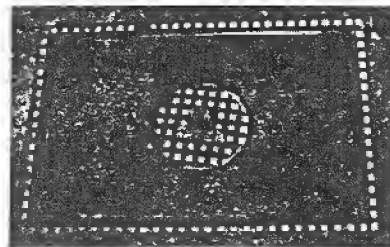
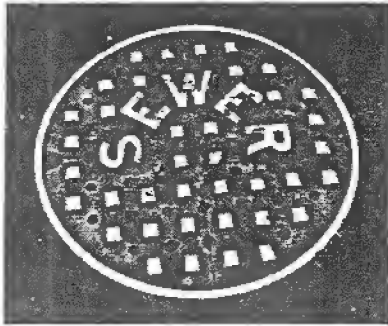




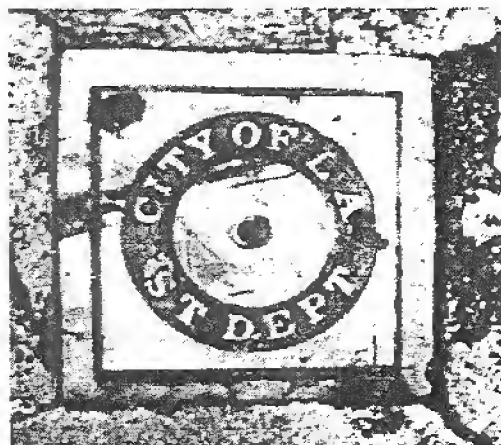
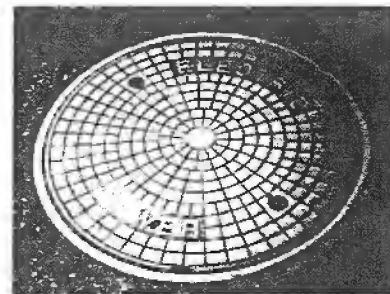
## BROADWAY STREETScape IMPROVEMENT PLAN HISTORIC SIDEWALK FEATURES

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### *PUBLIC UTILITY PLATES AND MANHOLE COVERS:*



These are examples of public utility features, many of which have text on them denoting which utility they are associated with, such as sewer, electricity, water, etc.



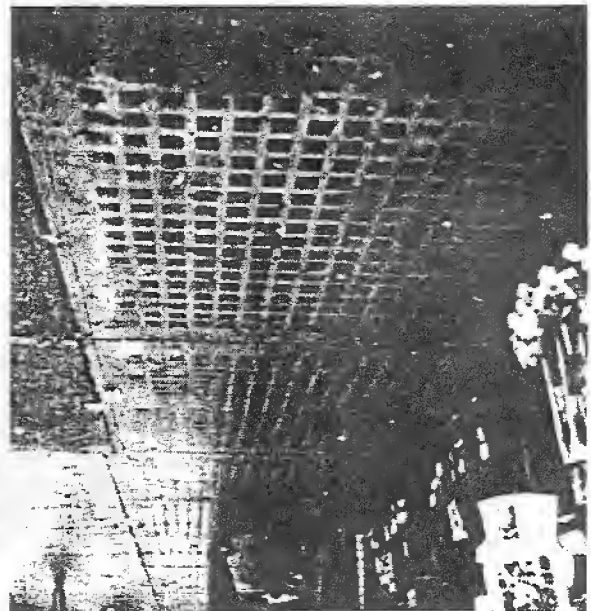
This is an example of a plate in the sidewalk into which a flagpole would be inserted. These features are located throughout the project area and would have been used on holidays to line the street with flags, a common practice along major urban streets at the turn of the century.

# BROADWAY STREETSCAPE IMPROVEMENT PLAN

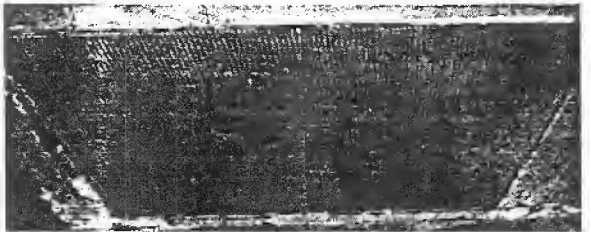
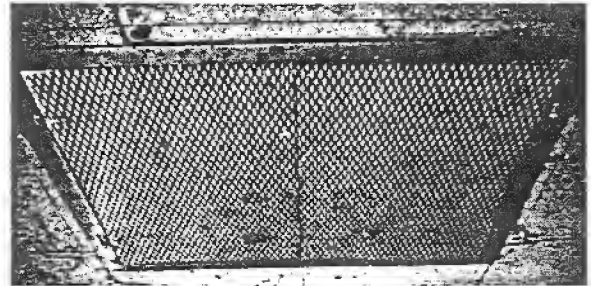
## HISTORIC SIDEWALK FEATURES

### FEATURES ASSOCIATED WITH BASEMENT STORAGE AREAS:

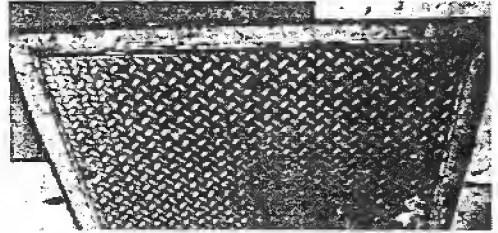
Banks of glass block such as this example are also located throughout the district. They light the basement storage areas which extend from the basements of the buildings into the area beneath the sidewalks.



Steel doors in the sidewalk provide access for the delivery of goods directly into basement storage areas. These are two examples of historic patterns.

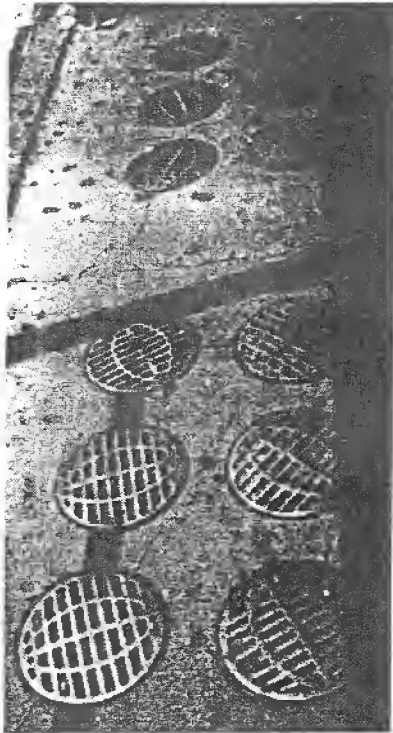


This is an example of a more recent pattern which is not historic; doors with such a pattern need not be salvaged.

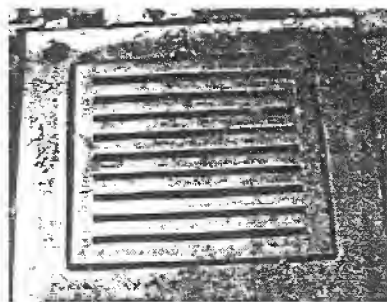
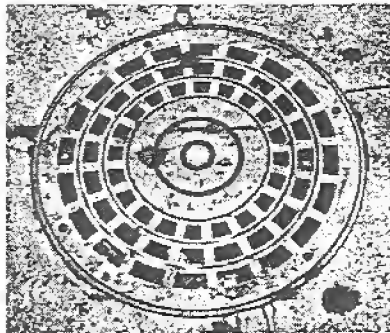
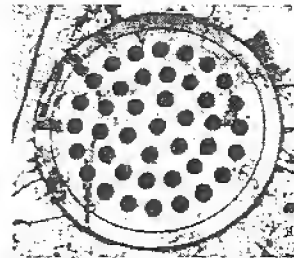
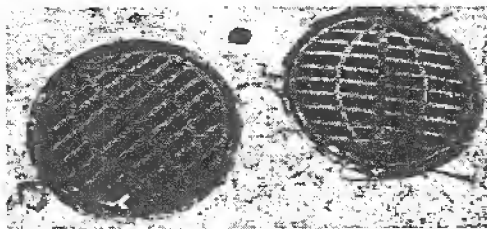
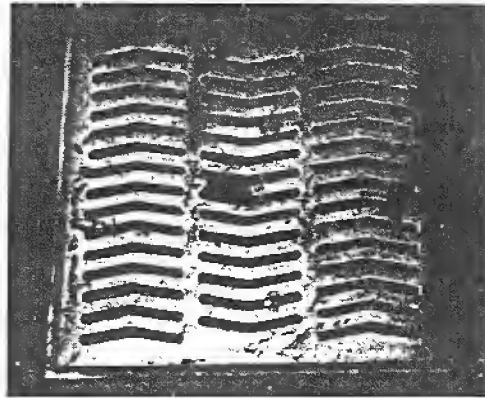


## BROADWAY STREETSCAPE IMPROVEMENT PROJECT HISTORIC SIDEWALK FEATURES

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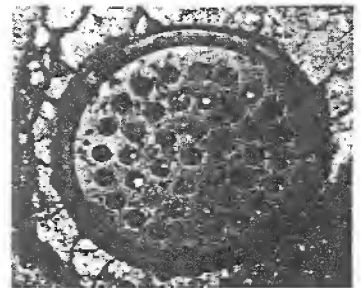
Basement vents such as these, which are located throughout the project area, are also historic features of the sidewalks. These examples are usually stamped with the name of the foundry.



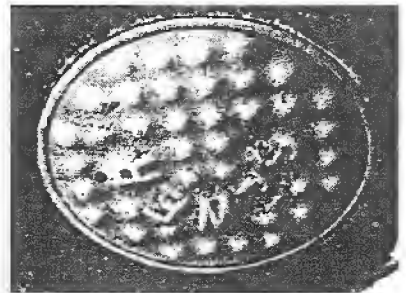
BROADWAY STREETSCAPE IMPROVEMENT PLAN  
HISTORIC SIDEWALK FEATURES

EXAMPLES OF FEATURES IN POOR CONDITION AND NON-HISTORIC FEATURES:

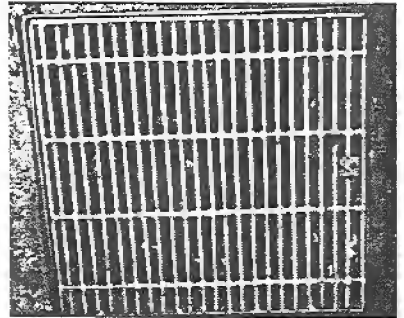
In some instances, the holes of vents have been plugged up with asphalt. Such examples are considered in poor condition and need not be salvaged.



Some manhole covers are so worn that the pattern has become indistinguishable. Examples such as this one are in poor condition and need not be salvaged.



This is an example of a non-historic basement vent which need not be salvaged.

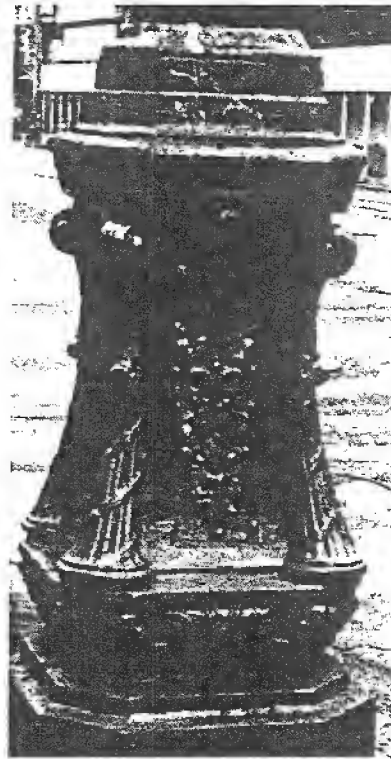
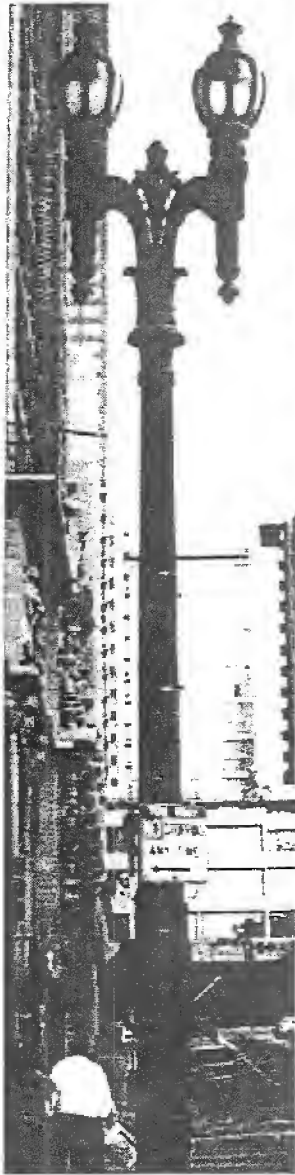


Example of a recent, non-historic sidewalk treatment, this one in marble.



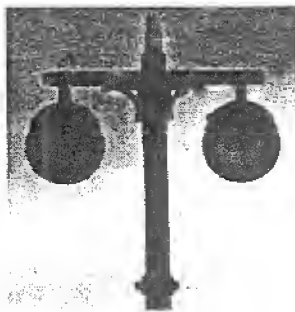
## BROADWAY STREETSCAPE IMPROVEMENT PROJECT HISTORIC SIDEWALK FEATURES

### *LIGHT STANDARDS:*



Two examples of historic cast iron bases.

Example of a full light standard with historic lamps, Third Street west of Broadway.



All original bases on Broadway are mounted with nonhistoric poles and lamps, while those on the side streets and Hill Street (above, left) retain original features.



## **MAPS**

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**Project Vicinity Map**

**Project Location Map**

**Area of Potential Effects Map**







## PROJECT VICINITY MAP

### Broadway Streetscape Improvement Project

source: Automobile Club of Southern California

source: USGS, Hollywood and Los Angeles Quadrangles

## Broadway Streetscape Improvement Project

### PROJECT LOCATION MAP



**APPENDIX A**

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**NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FORM**

**Broadway Theater and Commercial District, 1979**



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH0684210  
FOR NPS USE ONLY

RECEIVED SEP 12 1978

DATE ENTERED MAY 9 1979

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

BROADWAY THEATER AND COMMERCIAL DISTRICT

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

300-849 South Broadway

NOT FOR PUBLICATION

CITY, TOWN

Los Angeles

CONGRESSIONAL DISTRICT

25

STATE

California

CODE

06

COUNTY

Los Angeles

CODE

037

**3 CLASSIFICATION**

## CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☒ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Multiple Ownership (see list)

STREET &amp; NUMBER

CITY, TOWN

STATE

VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Los Angeles County Hall of Records

STREET &amp; NUMBER

320 West Temple Street

CITY, TOWN

Los Angeles

STATE

California

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

California Historic Resources Inventory

DATE

July 1977

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

Office of Historic Preservation

CITY, TOWN

Los Angeles

STATE

California

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
GOOD  
FAIR  
RUINS  
UNEXPOSED

## CHECK ONE

UNALTERED  
ALTERED

## CHECK ONE

ORIGINAL SITE  
MOVED  
DATE

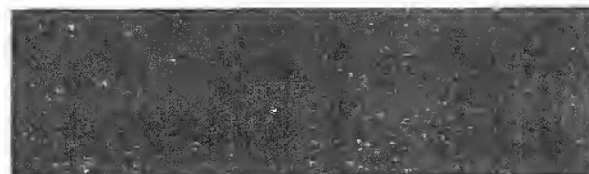
## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Broadway Theater and Commercial District is a six-block complex of predominantly commercial and entertainment structures done in a variety of architectural styles. The district extends along both sides of Broadway from Third to Ninth Streets and exhibits a number of structures in varying condition and degree of alteration. General styles include a variety of commercial buildings in Classical and Commercial styles, Art Deco, Moderne, and others, and many theaters in more flamboyant designs. The area is highly built up and somewhat homogeneous in streetscape spotted by several parking lots and a few structures built after 1930. Most of the structures range in construction date from 1894 to 1931, although several have received new facades since the latter date.

Buildings contributing to the character of the district:

1. Bradbury Building (304 S. Broadway): 1893; five-story brick and stone commercial structure designed by George Wyman; has ornate iron balconies and elevators now famous; completely restored (on National Register). NHL
6. Trustee Building (340 S. Broadway): 1905; 4-story brick and concrete shop and office structure by Parkinson & Bergstrom; tiled facade has been altered and part of cornice removed.
8. O.T. Johnson Block (350 S. Broadway): 1895; 3-story brick and iron structure by R.B. Young; Italianate design with fluted columns and arched windows; parapet with ballustrade removed.
9. O.T. Johnson Building (356 S. Broadway): 1902; 7-story brick structure in Romanesque design by John Parkinson; glazed pressed-brick facade with little alteration.
11. Judson-Rives Building (424 S. Broadway): 1906; 10-story reinforced concrete and brick structure by C.R. Aldrich with a granite and terra cotta facade; theater installed on first floor in 1924 and lobby remodeled in 1929.
12. Bumiller Building (430 S. Broadway): 1906; 6-story reinforced concrete structure with terra cotta ornamentation by Morgan & Wallis; iron grillwork added to facade.
17. Chester Williams Building (215 W. 5th Street): 1926; 12-story reinforced concrete on steel frame structure by Curlett & Beelman with ornamental bands and a rounded corner, glazed cotta facade designed to look like cut stone.
18. Jewelry Trades Building (220 W. 5th Street): 1912; 8-story concrete structure by Morgan, Wallis and Morgan; Romanesque design with terra cotta facade and ornamentation including arched windows and heavy cornice.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER

7

PAGE 2

19. O.T. Johnson Building #2 (510 S. Broadway): 1905; 5-story brick building with pressed-brick facade by R.B. Young; upper windows form almost solid bands, cornice removed and first floor altered.
20. Roxie Theater (518 S. Broadway): 1931; 2-story concrete and brick theater with shops on facade flanks; designed in Art Deco style by J.M. Cooper with floral patterns and grillwork on facade; marquee is new.
21. Cameo Theater (528 S. Broadway): 1910; 2-story brick and concrete theater by A.F. Rosenheim; facade features a large rounded pediment above entrance; remodeled in 1924 and some alterations since then.
22. Arcade Theater (534 S. Broadway): 1910; 7-story office and theater building of reinforced concrete with grey stucco facade by Morgan & Walls; facade shows Renaissance influence with Grecian columns.
23. Arcade Building (540 S. Broadway): 1924; 12-story concrete office structure with two wings connected by inner connection by Kenneth MacDonald; designed to resemble Burlington Arcade in London.
24. Hubert-Thom McAn Building (546 S. Broadway): 1900; 3-story brick building in Italianate style with decorative arched windows by John Parkinson, facade is of pressed brick, alterations include removal of original parapet.
25. Silverwood's Building (558 S. Broadway): 1920; 5-story reinforced concrete building with terra cotta details by Walker & Eisen, first floor alterations.
26. Finney's Cafeteria (217 W. 6th Street): 1904; 4-story brick structure with very plain facade; interior redesigned in 1913 by Plummer and Feil to Dutch motif with tiles by Ernest Bachelder.
27. Walter P. Story Building (610 S. Broadway): 1908; 11-story office building of reinforced concrete by Morgan & Walls; terra cotta facade with heavy cornice, decorative bands, arched windows, etc.
28. Desmond's Building (614 S. Broadway): 1924; 6-story concrete structure in Spanish Baroque styling by A.C. Martin; has a polychrome terra cotta facade with twisting columns, balconies, and ornamental pediment.
29. Broadway Cafeteria (618 S. Broadway): 1928; 2-story Spanish Colonial restaurant of concrete by Charles F. Plummer with terra cotta and wrought iron facade.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

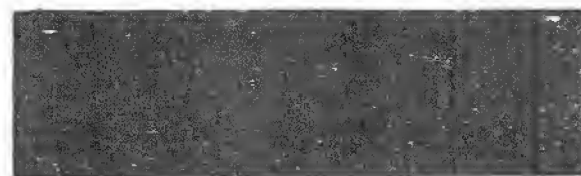
NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET ITEM NUMBER 7 PAGE 3

30. Palace Theater (636 S. Broadway): 1910; 5-story brick and concrete theater and office structure by G. Albert Landisburgh in French Renaissance styling; terra cotta facade features arched windows, heavy cornice, and carved figures.
31. Forrester Building (638 S. Broadway): 1907; 8-story concrete structure by C.F. Whittlesey with terra cotta and stone facade including heavy cornice and arched windows; facade covering on first three stories.
32. J.E. Carr Building (644 S. Broadway): 1908; 8-story concrete structure by R.B. Young with enameled terra cotta and brick facade featuring heavy cornice and arched windows, facade covering extends across lower four floors.
35. Lankershim Hotel (700 S. Broadway): 1902; 9-story brick hotel by R.B. Young; three sections with stone and pressed brick facade; most ornamentation removed.
36. Yorkshire Hotel (710-14 S. Broadway): 1909; 6-story brick and concrete structure by Parkinson & Bergstrom with facade of pressed brick and terra cotta with tile; has tile cornice and arched windows.
37. Parmelee Building (716 S. Broadway): c. 1907; 6-story concrete structure with facade stuccoed but potentially restorable; cornice and other features removed.
38. Barker Brothers Building (722 S. Broadway): 1909, 7-story concrete and brick structure by R.B. Young; original pressed-brick facade features cornice and tugs; but these were removed and building is now plain but restorable.
40. Globe Theater (744 S. Broadway): 10-story concrete theater and office building with stone and brick facade by Morgan, Wallis, & Morgan, and many ornamental features such as arched windows, cornice, and ornamental bands with gargoyles.
41. Chapman Building (756 S. Broadway): 1911, 13-story concrete structure with three sections above first two floors by Ernest McConnell, terra cotta and brick facade has fluted columns, ornamental moldings, heavy cornice, and ornamental bands.
42. Tower Theater (802 S. Broadway): 1927; 4-story theater building with shops on 8th St. side by S. Charles Lee in French Renaissance styling, terra cotta facade includes many details such as urns, stained-glass window, and a large clock tower on corner.
43. Singer Building (806 S. Broadway): 1922; 7-story concrete structure in Italian Renaissance style by Meyer & Holler; has a terra cotta and pressed-brick with little alteration.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

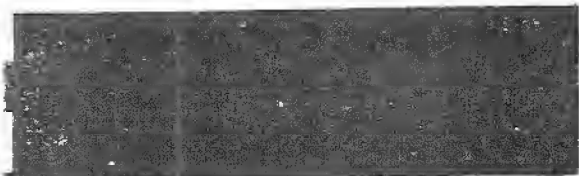
ITEM NUMBER 7 PAGE 4

44. Rialto Theater (812 S. Broadway): 1917, 2-story theater building with pink stucco facade, by O.P. Dennis; has many alterations including removal of original triangular pediment and interior remodeling.
45. Apparel Center Building (814 S. Broadway): 1923; 12-story concrete structure in Spanish Renaissance styling by Walker & Eisen, colorful terra cotta facade with decorative cornice and arched windows; alterations to first floor.
46. Braun Building (820-22 S. Broadway): 1913, 6-story reinforced concrete building by W.J. Saunders, glazed brick and terra cotta facade with some ornamentation and alteration to the first floor interior and exterior.
48. Anjac Fashion Building (830 S. Broadway): 1927; 12-story concrete structure in Gothic Revival styling by Walker & Eisen with terra cotta facade, almost matches the Orpheum Theater next door in style.
49. Orpheum Theater (842 S. Broadway): 1925; 13-story concrete theater and office structures in Spanish Renaissance styling by Schultze & Weaver and G.A. Landsburgh; brick and terra cotta facade includes rows of urns and ornamental bands with brackets.
50. Ninth and Broadway Building (NW 9th & Broadway): 1929; 13-story concrete structure in Zig Zag Moderne style by Claude Beelman with terra cotta facade and very little alteration.
51. Eastern Columbia Building (849 S. Broadway): 1930; 14-story concrete structure in Moderne styling with terra cotta exterior of turquoise with gold trim; designed by Claude Beelman with a large clock tower that is still operative.
54. May Company (SW 8th & Broadway): 1906; 5-story department store of concrete with terra cotta ornamentation, designed by A.F. Rosenheim in Classical styling with a heavy cornice and decorative garlands; the major addition on the south side of the structure (1929) is of the same style with two additional stories; there have been many alterations to the interior.
55. Merritt Building (301 W. Eighth Street): 1914; 5-story concrete structure with stone facade by the Reid Brothers (San Francisco); Italian Renaissance style with Ionic columns and heavy cornice; many alterations on first two levels.
57. Issacs Building (737-47 S. Broadway): 1913; 8-story concrete structure with Gothic details and a glazed and molded terra cotta facade; has a large facade covering on most of the northern half and other alterations to first floor.
59. Cheney Block (731 S. Broadway): 1913; 4-story brick and concrete structure with a remodeled facade of the 1940's; blends very well with the district.

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60. Woolworth's (719 S. Broadway): 1920; 3-story reinforced concrete structure by Weeks & Day, facade altered to an Art Deco-Zig Zag Moderne style in 1941 and building next door added to it.
61. United Building (703 S. Broadway): 1920; 12-story concrete theater and office building by Weeks & Day in Spanish Renaissance styling with patterned brick and terra cotta ornamentation including Moorish windows and a rounded building corner.
62. Bullock's (641 S. Broadway): 1906; 7-story brick structure by Parkinson & Bergstrom with terra cotta facade details including a heavy cornice; has several additions and the interior has been completely remodeled.
63. Bullocks-Hollenbeck (639 S. Broadway): 1912; 10-story brick and concrete structure by Morgan & Walls with a brick and terra cotta facade that is almost identical to Bullocks next door.
68. Matting's (617-19 S. Broadway): 1930; 2-story concrete structure in French Renaissance design by S. Charles Lee that was the southern flank of the Los Angeles Theater next door; alterations to street level.
69. Los Angeles Theater (615 S. Broadway): 2-story theater of concrete and terra cotta in French Renaissance design by S. Charles Lee; features fluted columns with urns, eagles, etc.; has a new marquee.
72. Norton Building (601-5 S. Broadway): 1906; 6-story brick and concrete office building; the facade was completely altered in 1940 with new design but the structure blends very well with the district and is not out of the time period.
73. Wood Brothers Building (315 W. 6th Street): c. 1922; 3-story concrete and brick structure with terra cotta decoration which blends very well with the district.
74. Sweetlomb Building (NW 6th and Broadway): 1920; 3-story retail building in Italian Renaissance design by Pierpont and Walter S. Davis, reinforced concrete with glazed terra cotta facade; cast iron roof trim removed.
75. Metropolitan Annex (553 S. Broadway): c. 1923; 6-story concrete and brick structure with terra cotta details; alterations to the street-level frontage.
77. Hartfieds (537 S. Broadway): 1931; 6-story reinforced concrete and brick structure in Art Deco styling; very little alteration.
79. Reed's (533 S. Broadway): 1931; 2-story reinforced concrete structure features a "marble" facade with reliefs; little apparent alteration.

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Addendum: Description of additional buildings comprising the Bullock's complex.  
The buildings are all united by historical function and internal circulation.

Buildings comprising the complex are coded under the number (62) assigned to the original Bullock's Building in the National Register nomination. The added letters are assigned in the order in which the buildings were acquired by Bullock's as part of its department store operations. The earliest expansion was into the adjacent Hollenbeck Building, already designated as #63 in the district nomination. Subsequent additions, in order, are as follows:

62A. Pease Building (1906) Hudson/Munsel

Originally used as a furniture store, this 8 story building was acquired by Bullock's in 1917. A bridge was constructed over St. Vincent Place and a tunnel beneath at that time to connect the building with the Hollenbeck Building (#63).

62B. Eshman Building (1909) Morgan/Walls

This 7 story building in characteristic Beaux Arts 3-part vertical division became part of Bullock's in or before 1919.

62C. Bridge (1921) ----

The bridge was constructed to connect the Eshman Building with the original Bullock's Department Store. It spans St. Vincent Place, connecting the upper 6 stories of both buildings, creating internal circulation between the two on all levels. Stylistically it repeats the design of the earlier Bullock's building, creating the appearance of a skillfully integrated addition. A tunnel below St. Vincent Place also connects the two buildings.

62D. Gennet Building (1922) Parkinson/Hubbard

The next addition to the Bullock's complex was this tall, slender Beaux Arts building--10 stories tall and only two bays wide. The lower two stories were remodeled in 1934 to create the appearance of a unified design with the adjacent Mackey Building.

62E. Hart Building/Hart '24 (1924) Parkinson/Parkinson

This building duplicated the nearby Gennet Building in height, width and styling. It is now indistinguishable from the adjacent 1928 Hart Building.

62F. Hart Building/Hart '28 (1928) Parkinson/Parkinson

The design of the earlier 1924 Hart Building was expanded to fill out the block by adding five more bays on the Hill Street side and four bays on Seventh Street in Beaux Arts styling. Fenestration is dominated by 3-part Chicago windows.

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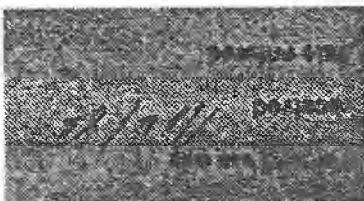
Continuation sheet

Item number 7

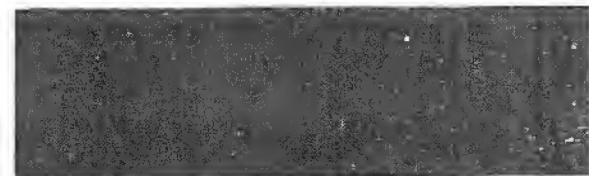
Page 5B

62C. Mackey Building (1934) Parkinson/Parkinson

The upper six stories of the Mackey Building repeat the appearance of the adjacent Gennet Building. The lower two floors are Moderne in styling; this design was expanded across the base of the Gennet Building, uniting the two buildings visually in 1934. Internal circulation exists between the buildings.



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80. Broadway Interiors (529 S. Broadway): c. 1928; 5-story brick and concrete building with a flat facade and some remaining terra cotta ornamentation; street-level frontage modification.
83. Remick Building (517-19 S. Broadway): c. 1902; 6-story brick structure with decorative facade including arched windows and twisting columns between window openings.
84. Fifth Street Store (501-515 S. Broadway): 1927; 11-story concrete structure with terra cotta and brick facade by A.E. Curlett; a minor amount of ornamentation has been removed.
85. Metropolitan Building (315 W. Fifth Street): 1913; 9-story concrete and terra cotta structure by Parkinson & Bergstrom with ornamental features including a heavy cornice, etc.; major alteration to street-level frontage on both sides.
88. Wilson Building (431 S. Broadway): c. 1909; 3-story brick and concrete structure with massive alteration in 1932; facade ornament includes heavy cornice with brackets, columns topped by capitals, and floral designs on the surface.
90. Broadway Mart Center (401-23 S. Broadway): 1913; 10-story concrete structure by Parkinson & Bergstrom with a brick and terra cotta facade including many ornamental details.
91. Nelson Building (355 S. Broadway): 1897; 7-story brick and plaster structure originally by Frank Van Trees with a mass of ornamentation; alterations removed all ornament and left flat plaster surface with a rounded corner; still blends with the district although very plain now.
94. Karl's (341-45 S. Broadway): 1903; originally a four-story brick structure by A.M. Edelman, the building was altered to two stories but much of the original terra cotta decoration remains.
98. Grand Central Market (315 S. Broadway): 1897; Broadway elevation is a 6-story brick structure with terra cotta ornamentation including heavy cornice and arched entrance; large facade covering now hides much of it; Hill St. addition by Thornton Fitzhugh in 1905 is 8 stories with little alteration to it, mostly concrete with brick.
99. Million Dollar Theater (307 S. Broadway): 1917; 12-story concrete theater and office building by A.C. Martin in Spanish Renaissance design, theater interior by W.C. Woollett; much ornamentation with little alteration. (Nominated to National Register in September, 1977.) **NR**

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Nonconforming Intrusions Detracting From the Integrity of the District:

2. Blackstone Building (318-322 S. Broadway): c. 1907; originally a 5-story and basement reinforced concrete and brick structure, now three stories with much alteration and most ornament removed; is potentially restorable.

3. Shannon Building (326 S. Broadway): c. 1912; 2-story brick structure with an arched facade of stucco recently applied.

4. Joe's Coffee Shop (328 S. Broadway): 1-story cement structure of recent vintage.

5. MGM Photographia (336 S. Broadway): 1-story cement structure in gold with an awning; very recent origin.

7. Judson's (346-8 S. Broadway): c. 1907; 1-story brick building divided in half; facade completely cluttered with signs.

10. Licha's (412 S. Broadway): 1-story food stand of cement blocks, very contemporary.

13. A & M Sportswear (438 S. Broadway): 1-story cement structure of contemporary design.

14. (Food Stand) (444 S. Broadway): one-story structure of contemporary style.

15. California Imports (446 S. Broadway): 2-story cement block structure of contemporary origin.

16. Gebhard Building (450 S. Broadway): c. 1900; 2-story brick structure by R.B. Young with a new facade that completely covers the original.

33. Cliftons Cafeteria (648 S. Broadway): c. 1916; 4-story brick building with arched windows and reliefs on facade; facade now completely covered by metal grate but should be relatively easy to remove.

34. Haas Building (660 S. Broadway): 1914; a 12-story concrete structure originally with a mass of terra cotta ornamentation by Morgan, Wallis, & Morgan; alteration in 1974 left the building completely "modernized" with typical tile and glass facade.

39. Parking Structure (730 S. Broadway): c. 1967; multi-level parking structure of concrete and steel in contemporary design with several stories below.

47. "Burgers" (828 S. Broadway): one-story, concrete-block structure of recent origin

52. Maggy's Clothing (847 S. Broadway): 1-story cement block structure of recent origin.



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53. Wig House (845 S. Broadway): 1-story cement block structure of contemporary origin.
56. Hartfield's (749 S. Broadway): c. 1912; 4-story brick structure with a very modern stucco facade. ✓
58. Rowley Building (735 S. Broadway): c. 1908; 4-story brick building with a very modern "marble" facade. ✓
64. Hoffman Building (635-37 S. Broadway): c. 1906; 4-story brick business building, although facade is fairly new it is potentially restorable and still similar to the original. ✓
65. Baker Building (633 S. Broadway): c. 1911; 4-story brick structure with a newer facade that blends very well with the district. ✓
66. C.H. Baker's (629 S. Broadway): c. 1911; northern half of the Baker Building, 4-story brick and concrete structure with facade completely remodeled in contemporary design. ✓
67. Kress Building (621 S. Broadway): c. 1919; 5-story concrete and brick structure with new facade. ✓
69. Eastman's (611 S. Broadway): 1930; part of the northern flank of the Los Angeles Theater, 2-story concrete with facade of recent vintage. ✓
71. Young Age Shop (609 S. Broadway): 1930; part of northern flank of Los Angeles Theater, 2-story concrete with new facade. ✓
76. Barry's (543 S. Broadway): c. 1901; 4-story brick structure with 2 modern facades, 1 on each side. ✓
78. Emperor Building (535 S. Broadway): c. 1903; 5-story brick structure with a contemporary, flat facade. ✓
81. Reeves Building (525 S. Broadway): 1903; 5-story brick building by John Parkinson with a glazed metal and synthetic stone facade; very little original ornament which included a balcony and pediment was removed but facade is potentially restorable. ✓
82. "Levis" (521 S. Broadway): c. 1903; 2-story brick structure with a flat stucco facade of recent origin. ✓

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86. Newberry's Annex (443 S. Broadway): 4-story brick structure with flat, modernized facade.

87. Zody's (437 S. Broadway): c. 1942; 3-story structure with a flat stucco facade of recent design.

89. Wise Shop #2 (425 S. Broadway): 3-story brick building with flat, modernized facade.

92. Zobel Building (351 S. Broadway): c. 1912; 6-story brick structure with a new flat stucco facade.

93. (Building) (347-9 S. Broadway): c. 1908; 2-story brick structure with a flat stucco facade of recent origin.

95. Wise Shop (337-39 S. Broadway): c. 1900; 2-story (originally 4) brick structure with facade stuccoed over the original ornamentation removed.

96. Jacoby Brothers Building (333 S. Broadway): c. 1900; originally a 4-story brick structure with decorative cornice, this building was altered to two stories and some of the facade stuccoed flat; it is still similar to the original however and blends somewhat with the district.

Broadway Market (329 S. Broadway): c. 1900; 3-story brick building that originally had an ornamental facade including arched window openings and a heavy cornice; altered in recent years to a flat stucco facade.

97. 1000



# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
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		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1893 BUILDER/ARCHITECT various

## STATEMENT OF SIGNIFICANCE

The Broadway Theater and Commercial District is a six-block thoroughfare containing the vestiges of the Los Angeles theater and commercial center developed from the early 1890's to the early 1930's. The area is significant not only for this activity, but also for the high concentration of important architectural creations which document the development of both commercial and theater growth in Los Angeles, and the evolution of progressive design for these types of structures.

Prior to the turn of the century the commercial center in Los Angeles was located near the intersection of Spring and First Streets. The area of Broadway below Third Street was primarily residential until small businesses located there in the 1890's. Construction of the new city hall in the late 1880's on Broadway between Second and Third Streets was a primary impetus in turning the commercial district southward to take advantage of the close proximity of municipal headquarters. By 1900, several large business structures including the Bradbury Building (1893), the Grand Central Market (Homer Laughlin Block in 1897), the Nelson Building (Grant Building in 1897), and several smaller blocks, the O.T. Johnson Block (1895), the Hubert-Thom McAn Building (1900), and the Jacoby Brothers store (1900) began to change the Broadway skyline and pulled the business center further south.

The 1900-1910 period was a decade of rapid development in Los Angeles, as well as all of southern California. Broadway was a perfect example of this growth along just one street. Although many small blocks were built to about Sixth Street at this time, including the large O.T. Johnson Building (1902), Finney's Cafeteria (Gebhart Building in 1904), the Reeves Block (1903), the Remick Block (1902), Karl's Shoes (1903), and a number of small brick structures, the dramatic turning point in this development was the announcement that Hamberger's (now the May Company) was going to build a large department store at Broadway and Eighth Street, then generally considered too far south of the business district. This statement by one of the city's largest retailers was met with skepticism by local businessmen. However, as construction of Hamberger's began in 1905, many investors followed suit so that before the end of the decade a number of important structures were added to the district including the Trustee Building and O.T. Johnson Building #2 in 1905, the Judson-Rives, Bumiller, Hoffman, Norton, and Bullock's buildings in 1906, the Blackstone, Forrester, and Parmelee buildings in 1907, the W.P. Story and J.E. Carr structures in 1908, and the Barker Brothers and Wilson Buildings in 190

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The Lankershim Hotel (1902) and the Yorkshire Hotel (J.D. Hooker Building in 1909) were built during this period to help support the district. By 1910, Broadway was the commercial and retail thoroughfare of the city.

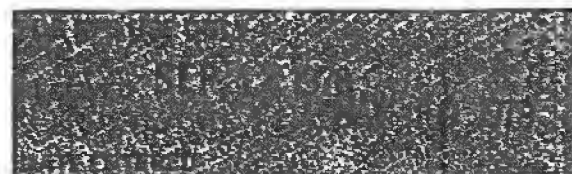
In the next decade still more new structures appeared which increased retail trade and office space in the district. The Chapman Building and Baker Building (1911), the Jewelry Trades Building and Bullock's-Hollenbeck (1912), the Metropolitan, Issacs, Cheney, and Broadway Mart Center buildings (1913), and the Merritt Building (1914) provided additional growth in this area. Clifton's Cafeteria (Boos Brothers Restaurant in 1916) was also built at this time, as were many of the theaters that eventually made Broadway the theatrical center of Southern California.

The real estate and building boom of Southern California in the 1920's is probably best illustrated in the further development of Broadway during this decade. A number of notable structures including Silverwood's, Woolworth's, and the Swellom Building (1920), the Singer and Wood Brothers buildings (1922), the Metropolitan Theater Annex and the highly colorful Apparel Center Building (originally the Wurlitzer Building) in 1923, Desmond's (1924), the Chester Williams Building (1926), the Anjac Fashion Building and the Fifth Street Store (1927), and the Ninth & Broadway and Eastern-Columbia buildings (1929-30) were all completed during this decade. Along with the Broadway Cafeteria (1928) and several more theaters, the district as it appears today was substantially complete by 1930. Other than Hartfield's and Reed's (1931), the only major changes since that time have been a number of facade alterations and the addition of several intrusions which include parking structures and small food stands.

As the commercial center of the Southland, the Broadway district continued to function in this capacity until well after World War II. As suburban shopping centers began to increase in number and popularity, major retailers along Broadway found it convenient to place regional stores in these centers to attract customers living a good distance from downtown Los Angeles. Along with other factors, the increase of these shopping centers diminished the trade that once came to Broadway. The area now serves a clientele that, for the most part, resides in and near the downtown area.

The development of Broadway as a commercial district coincides with its emergence as the theatrical center for the Southland. At the turn of the century the major theaters of Los Angeles (the Merced, Grand Opera House, and the Burbank) were located along Main Street. In 1903 the Mason Opera House (now demolished) opened on Broadway and began the accelerated development of the theatrical district on this street. The Orpheum (now the Palace),

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Clune's (now the Cameo), and the Pantages (now the Arcade) opened in 1911 and were the first theaters to locate within the present district. Following these pioneers were the Morosco (Globe) in 1912, the Rialto in 1917, the Million Dollar in 1918, Loew's State Theater (United Building) in 1920, the Metropolitan in 1923, the new Orpheum in 1925, the Tower in 1928, the Los Angeles in 1930, and finally the Roxie in 1931. Of these, only the Metropolitan has since been razed.

The importance of the theater district in the home of the motion picture industry is clearly evident. The theaters provided drama, comedy, and vaudeville presentations until full-length motion pictures became popular. Thomas Tally, Sid Grauman, Oliver Morosco, and others vied for the honor of city impresario as the theaters along Broadway became larger and more numerous. Theater architecture was more flamboyant than commercial styles and the influx of theatrical structures helped to provide variety for the Broadway streetscape. In all, theater development along Broadway provided a major source of revenue and a location for premieres for the movie industry, an important form of entertainment for Southern Californians, and a variety of architectural designs which gave a unique character to Broadway.

The zenith of the Broadway theater district was in the 1920's. In 1922 the Egyptian Theater was built on Hollywood Boulevard in the midst of movie studios, and in 1926 Sid Grauman's Chinese Theater opened further down the street. The major theater chains were now beginning to establish Hollywood as the center for motion picture theaters. Although several Broadway theaters were built as late as 1931, the new trend had already been clearly established.

It is surprising now that so many of the theaters built on Broadway have survived even though the theatrical center moved so long ago. The structures that remain on Broadway, typically flamboyant in design both inside and out, are still viable movie houses from both economic and functional standpoints. As older theatrical sections of many cities have since been leveled for new use, the Broadway theater network continues to provide motion picture entertainment in buildings that are remarkably intact considering their uninterrupted use over so many years.

Architecturally, the Broadway district contains some of the best examples of commercial and theater architecture in Southern California. The Bradbury Building, Million Dollar Theater, and Eastern-Columbia Building are well-known, and the Los Angeles Theater is considered to be the best example of theater architecture in the entire Southland. The district is represented by a number of important styles including American Commercial, Sullivanesque, Italianate (O.T. Johnson Block), Romanesque (Jewelry Trades Building and the

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O.T. Johnson Building, Spanish Renaissance (United Building, Apparel Center Building, Millon Dollar Theater, etc.), French Renaissance (Tower and Los Angeles theaters), Italian Renaissance (Merritt Building and Swellom Building), Spanish Baroque (Desmond's), Gothic Revival (Anjac Fashion Building and Issacs), Art Deco (Woolworth's, Hartfield's, and the Roxie Theater), and Zig Zag-Modern (Eastern-Columbia and Ninth & Broadway buildings), among others. Architects from New York (Schultze & Weaver), Seattle (B. Marcus Priteca), Oakland (Weeks & Day), and San Francisco (G. Albert Landisburgh, and Kenneth Macdonald, and the Reid Brothers), as well as local architects Morgan & Walls, R.B. Young, George Wyman, A.F. Rosenheim, A.C. Martin, A.M. Edelman, Meyer & Holler, J.M. Cooper, C.R. Aldrich, Walker & Eisen, Gurlert & Beelman, S. Charles Lee, C.F. Whittlesey, and others have contributed to the architectural integrity of the street. Although not always consistent in scale, Broadway as a whole contains some of the best examples of commercial and theater architecture in Southern California that could possibly be integrated in such a compact area.



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## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 27+

QUADRANGLE NAME

QUADRANGLE SCALE

UTM REFERENCES 8 20

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B 11 38.98.90 3.76.82.5.0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 11 38.940.0 3.76.73.9.0

D 11 38.910.0 3.76.78.0.0

E         

F         

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VERBAL BOUNDARY DESCRIPTION

(See Continuation Sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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## 11 FORM PREPARED BY

NAME / TITLE

Tom Sitton Curatorial Assistant

ORGANIZATION

Los Angeles County Museum of Natural History

DATE

October 20, 1977

STREET & NUMBER

900 Exposition Blvd.

TELEPHONE

213-746-0410 x 241

CITY OR TOWN

Los Angeles

STATE

California

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE X

LOCAL   

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Kevin M. Ellison*

TITLE

SHPO

DATE

SEP 7 1978

OR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

*William J. Murtagh*  
5/9/79

TEST:

CHIEF OF REGISTRATION

DATE

*Bill Johnson*  
May 2, 1979

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NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

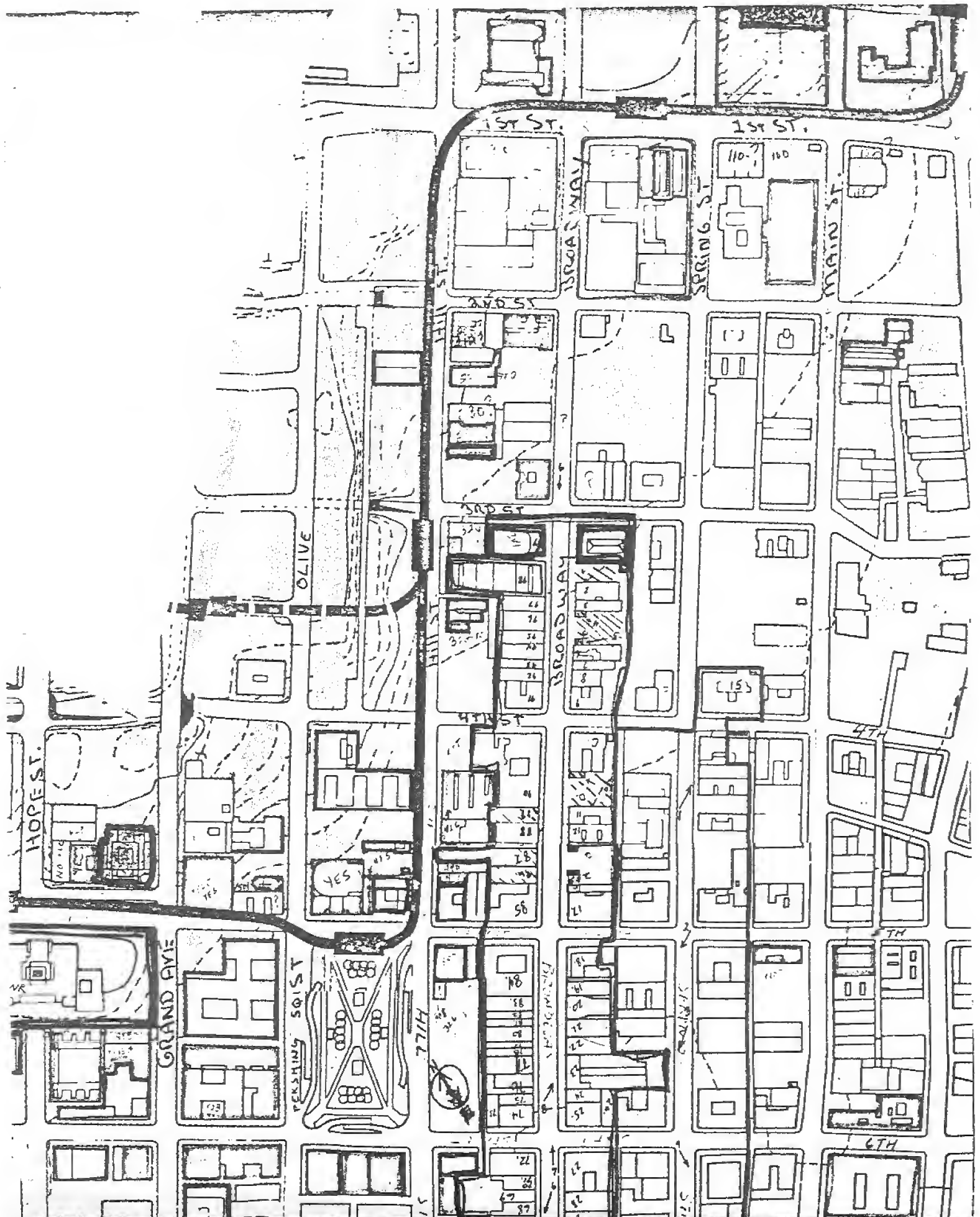
CONTINUATION SHEET

ITEM NUMBER 10

PAGE 1

An irregular area in the downtown business district generally following both sides of Broadway beginning at the intersection of Broadway and Third Street, extending 186' eastward along Third St., 170' southward, 44' westward, 79.6' southward, 23' eastward, 363' southward to Fourth St., then 39' westward to Frank Court, to Fifth St., then 31' westward, then 100' southward, then 35' eastward then 165' eastward to Spring St., then 120' southward on Spring St., then 117' southward to Sixth St., then 15' westward, then southward along an alley to Ninth St., then westward along Ninth St. to a point 165' west of Broadway, then 236' northward to Eighth St., then 212' Eastward along Eighth St., then 116' northward then 50' westward, then 470' northward to 7th St., then 10' eastward, then 80' northward to Sixth St., then 29' eastward to Lindley Place, then north along Lindley Place to Fifth St., then 200' northward, then 165' westward to Hill St., then 41' northward, then 165' eastward, then 120' northward, then 42' westward, then 39' eastward, then 80' northward, then 16' westward, then 39' northward, then 42' eastward, then 80' northward, then 16' westward, then 122' northward to Fourth Street, then 39' eastward, then 123' northward, then 40' westward, then 240' northward, then 166' westward to Hill St., then 121' northward, then 132' eastward, then 120' northward to Third St., then 194' eastward to the original point.



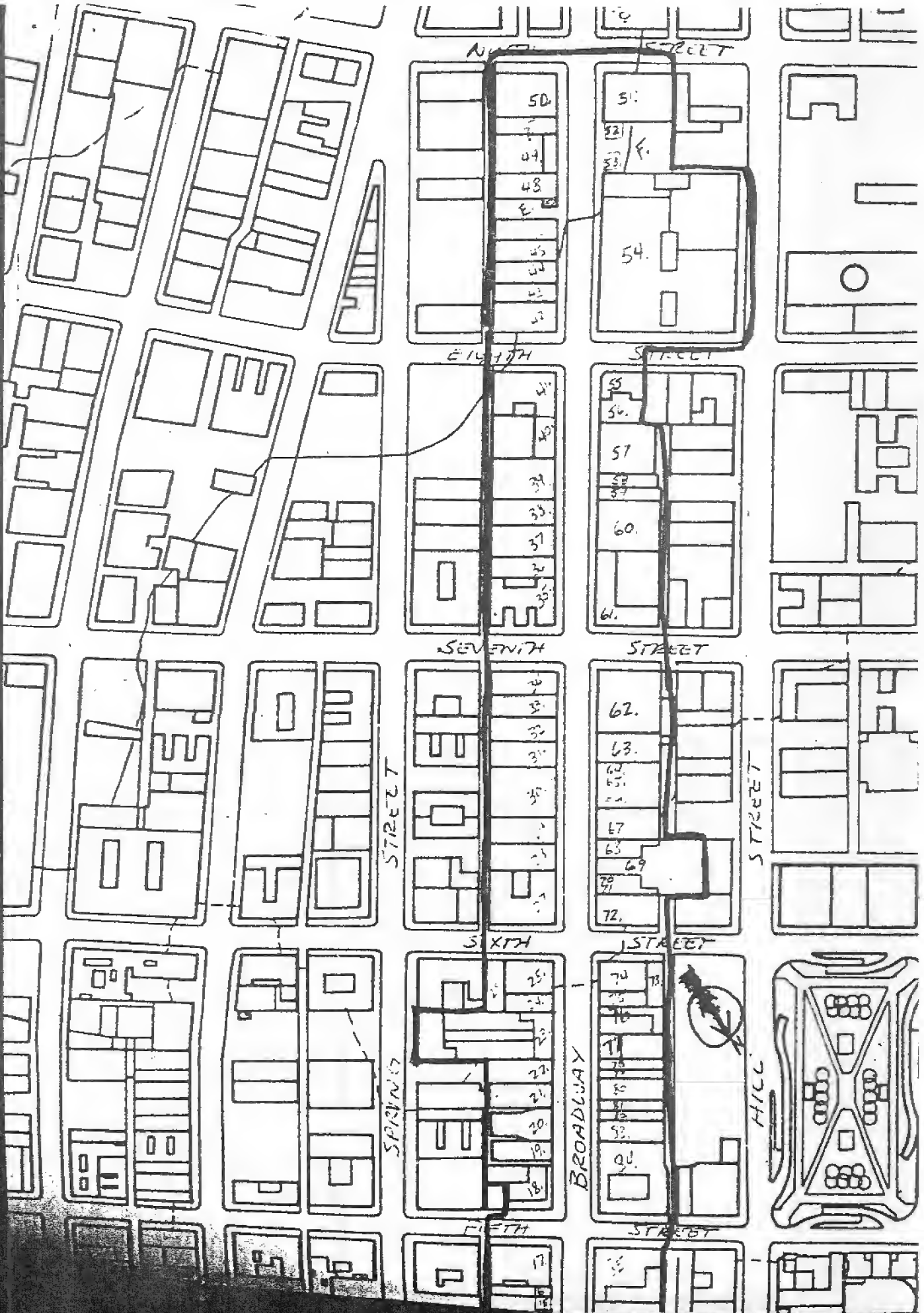


BROADWAY

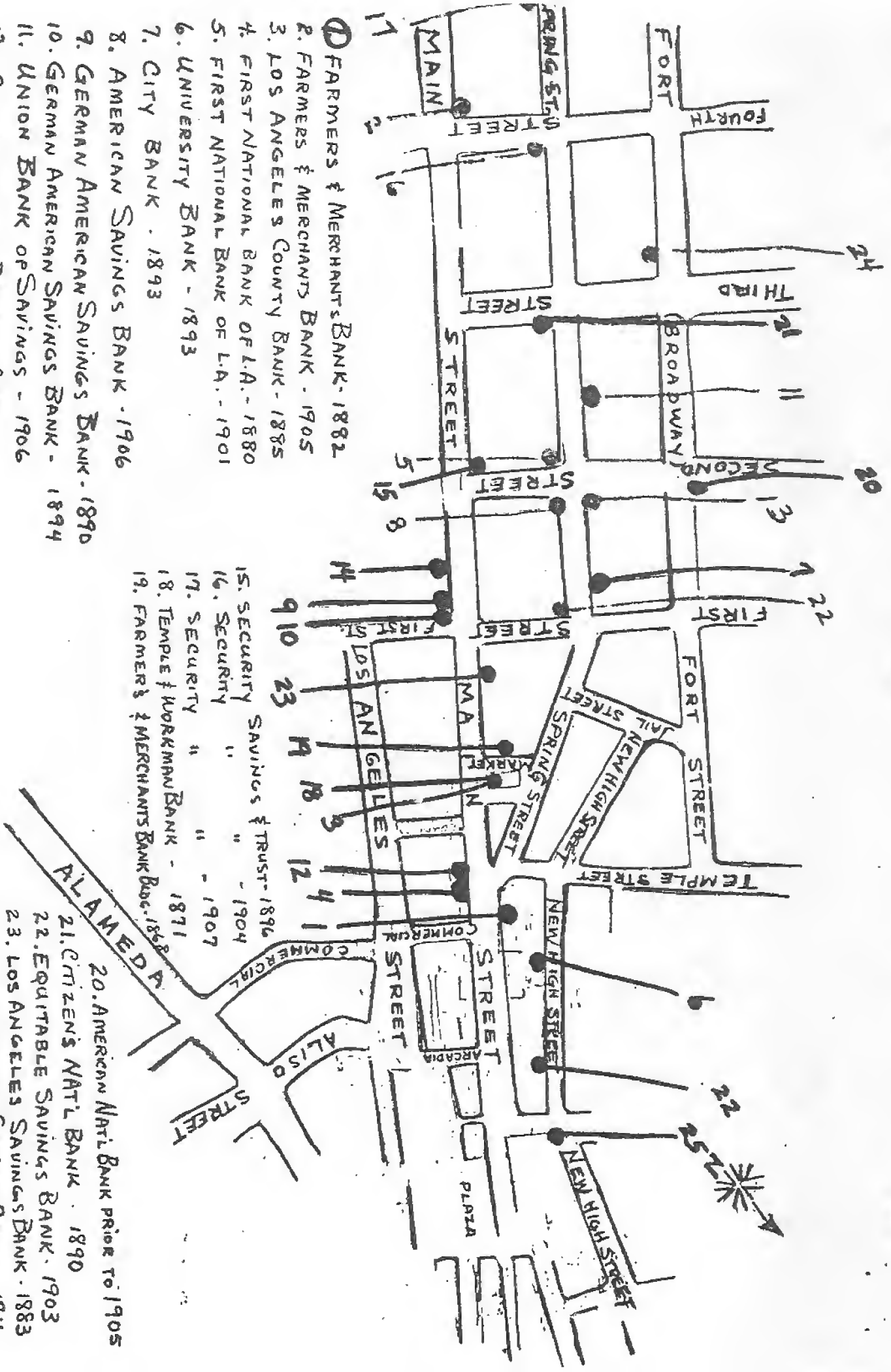
Revised by G. J. ...

- \* - photos in MR. ...
- Appear to be potentially eligible (not complete list)
- Intrusion in H.B. or vicinity ineligible
- D.O.E. ...
- Proposed N.R. H.B. boundary
- All ...









1. FARMERS & MERCHANTS BANK - 1882
2. FARMERS & MERCHANTS BANK - 1905
3. LOS ANGELES COUNTY BANK - 1885
4. FIRST NATIONAL BANK OF L.A. - 1880
5. FIRST NATIONAL BANK OF L.A. - 1901
6. UNIVERSITY BANK - 1893
7. CITY BANK - 1893
8. AMERICAN SAVINGS BANK - 1906
9. GERMAN AMERICAN SAVINGS BANK - 1890
10. GERMAN AMERICAN SAVINGS BANK - 1894
11. UNION BANK OF SAVINGS - 1906
12. COMMERCIAL BANK - 1899
13. COMMERCIAL BANK - 1901
14. SECURITY SAVINGS & TRUST - 1889

15. SECURITY SAVINGS & TRUST - 1896
16. SECURITY " - 1904
17. SECURITY " - 1907
18. TEMPLE & WORKMAN BANK - 1871
19. FARMERS & MERCHANTS BANK Bldg. - 1888

20. AMERICAN NAT'L BANK prior to 1905
21. CITIZEN'S NAT'L BANK - 1890
22. EQUITABLE SAVINGS BANK - 1903
23. LOS ANGELES SAVINGS BANK - 1883
24. CITIZEN'S TRUST & SAVINGS BANK - 1911
25. TITLE INS. & TRUST - 1897



SAN PEDRO  
2 MI. TO INTERS

2'30'

1.15

375

376

T. 25

07

SAN PEDRO  
TO INTERS

2 MI. TO INTERS

~~LOS ANGELES~~

**Broadway Theater and Commercial District  
Los Angeles, Los Angeles County, California**

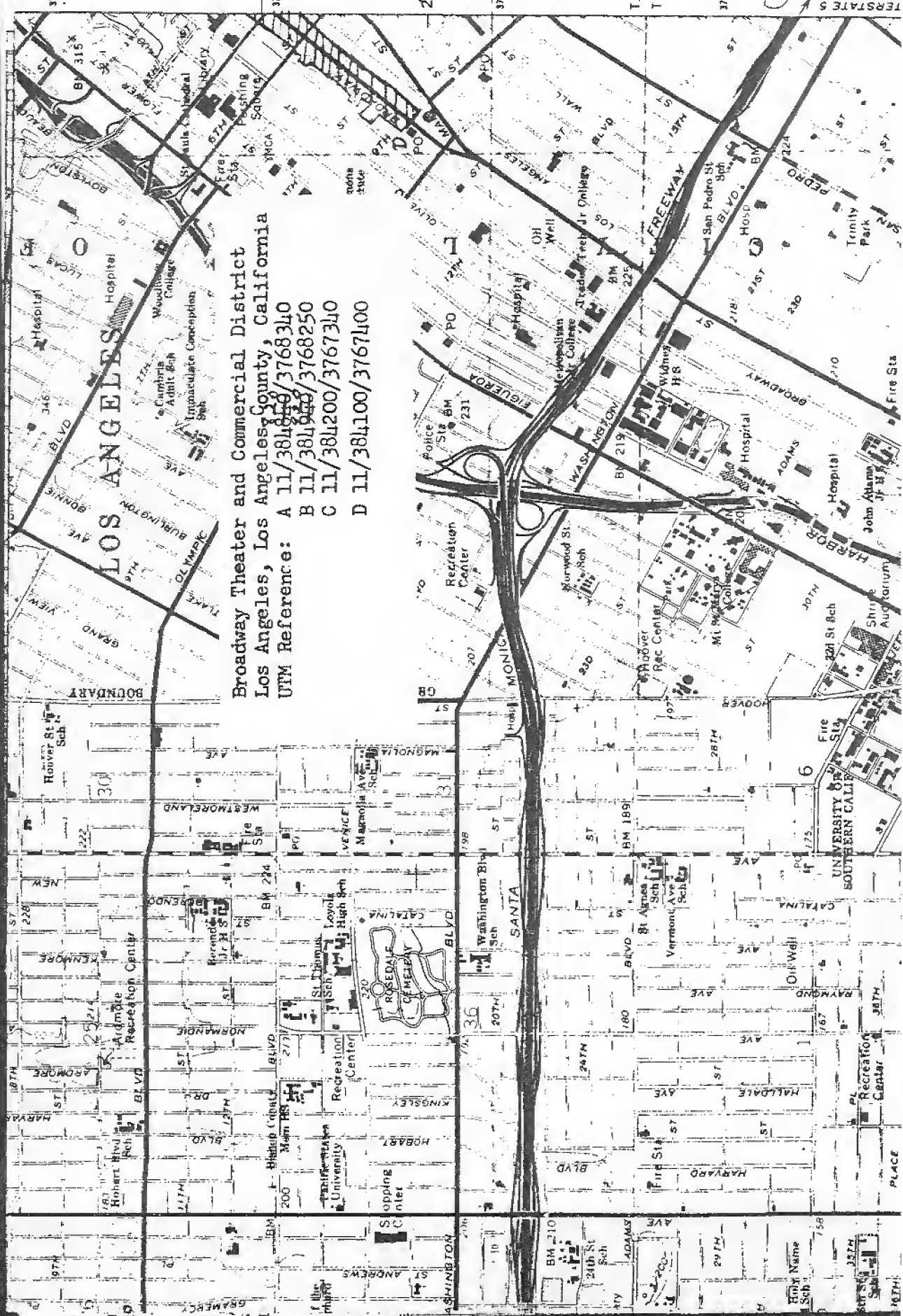
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B 11/384 946/3768250

C 11/384200/3767340

D 11/384100/3767400

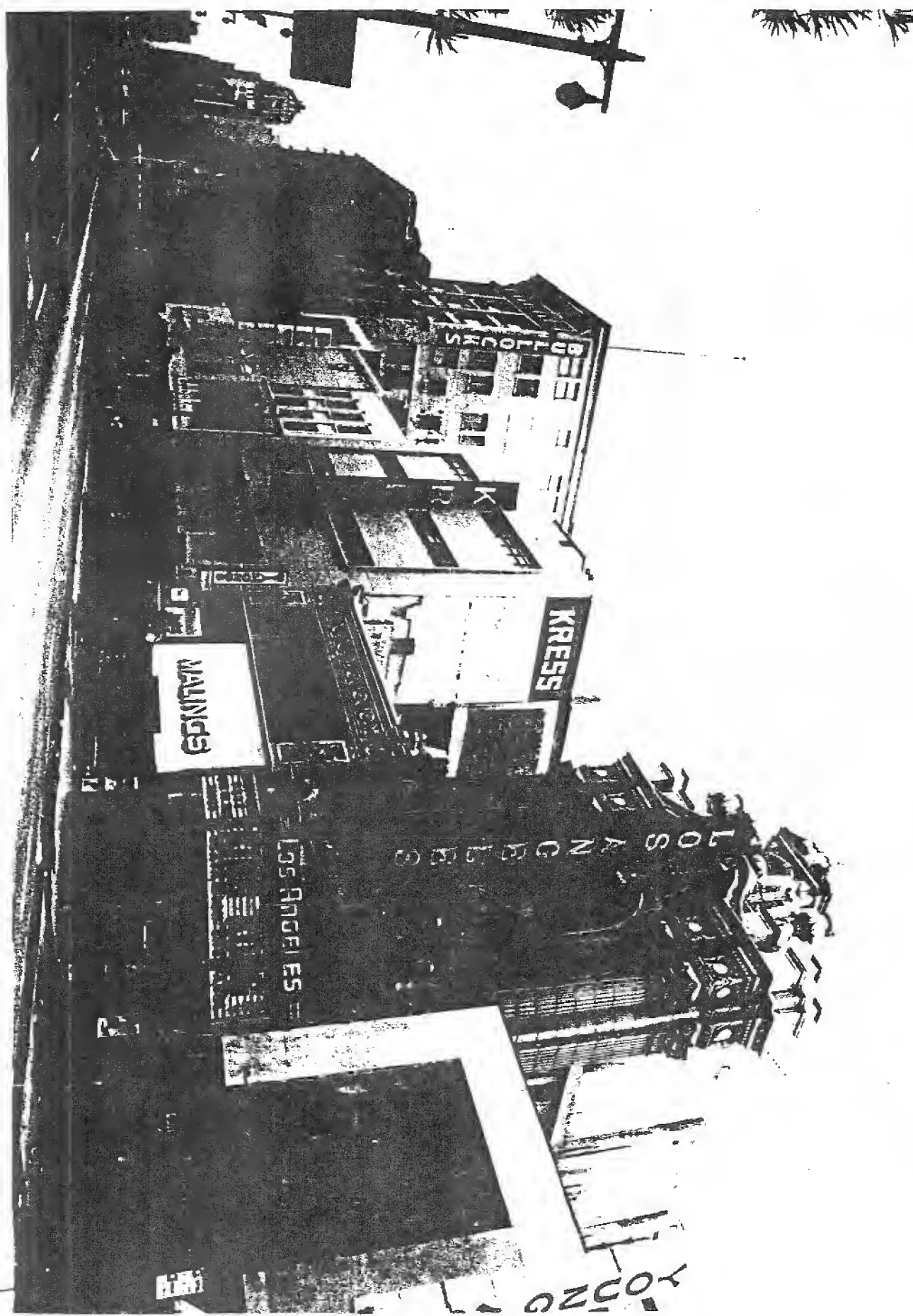


Broadway Theater and Commercial District  
Los Angeles, Los Angeles County, California  
UTM Reference: A 11/384000/3768340  
B 11/384000/3768250  
C 11/384000/3767340  
D 11/384000/3767400

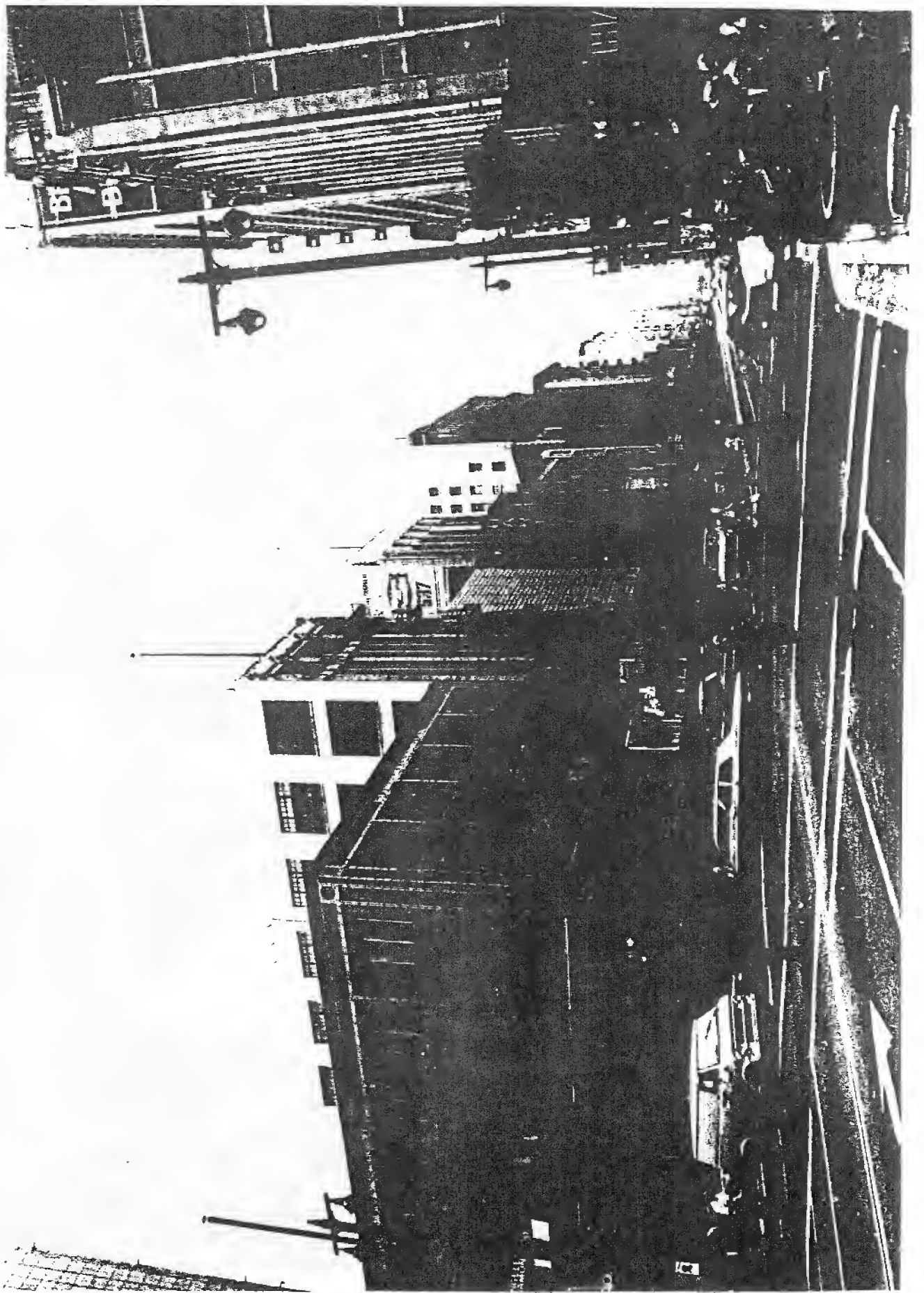
Broadway Theater  
Los Angeles, California  
UTM Reference: A 11/384000/3768340  
B 11/384000/3768250  
C 11/384000/3767340  
D 11/384000/3767400

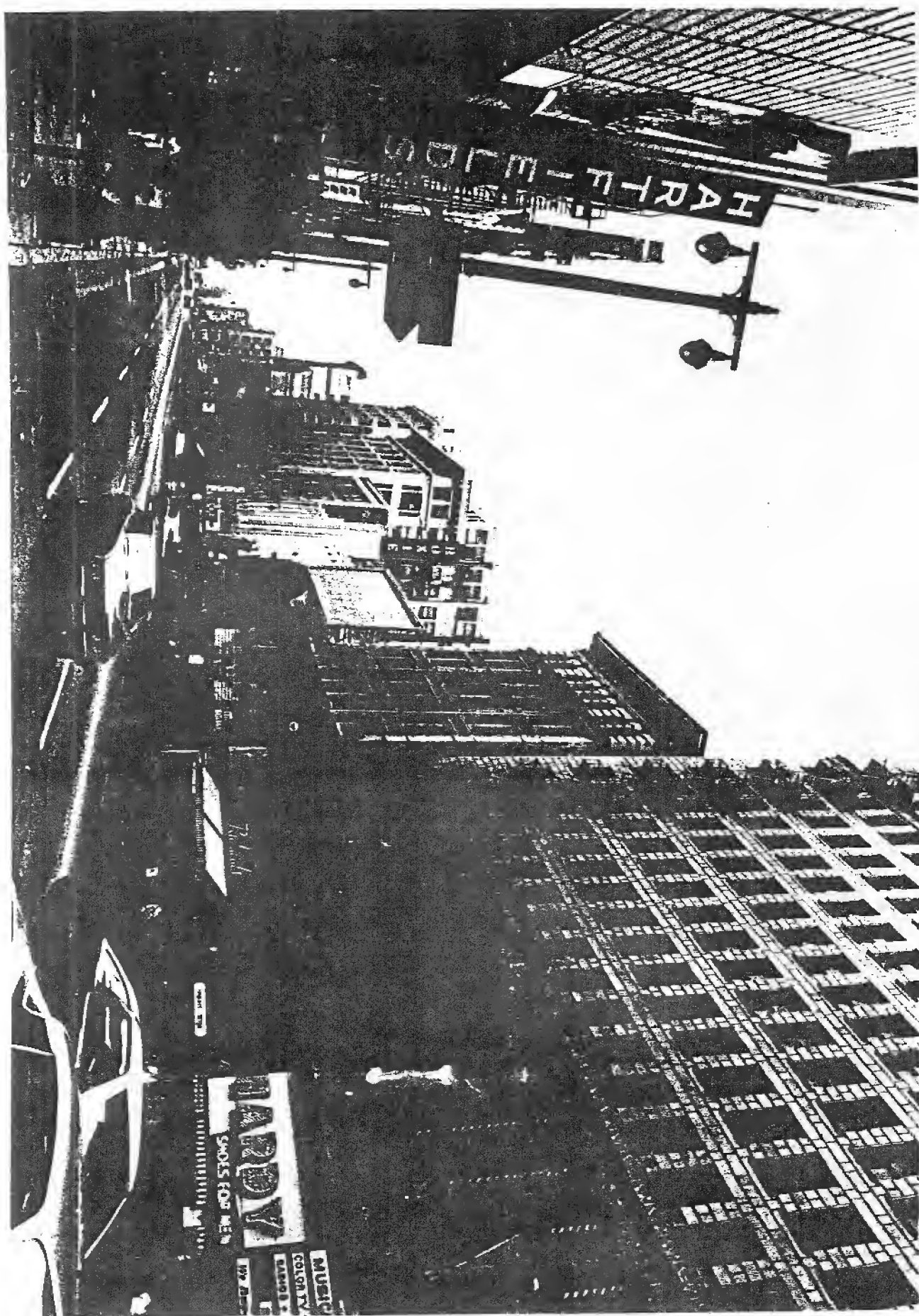
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C 11/384000/3767340  
D 11/384000/3767400

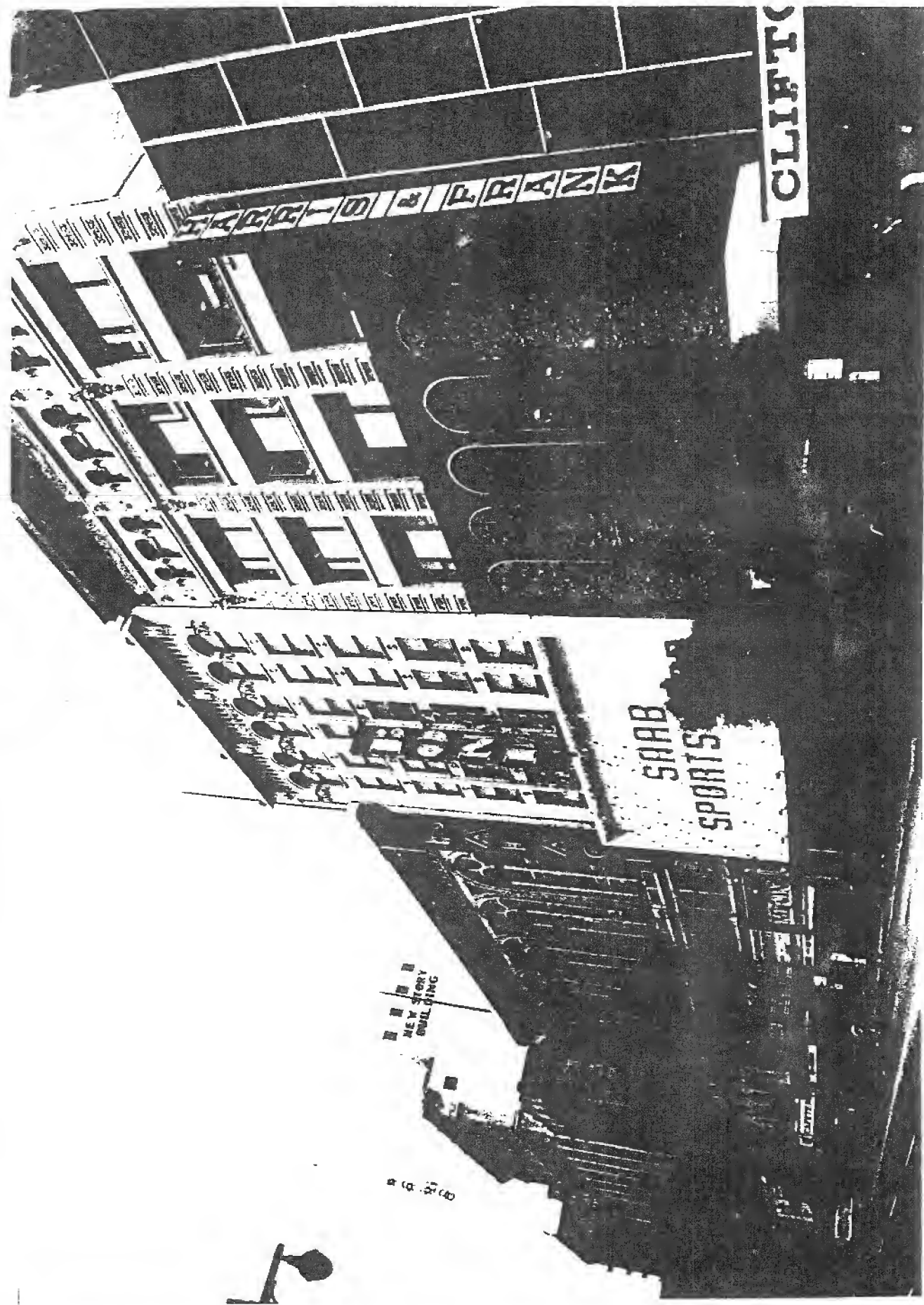
UTM Reference: A 11/384000/3768340  
B 11/384000/3768250  
C 11/384000/3767340  
D 11/384000/3767400











CLIFF

KREWE OF DEATH

SAAB  
SPORTS

NEW STORY  
BUILDING



Additional Information (Boundary)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Administrative Review

Broadway Theater and Commercial District

Los Angeles  
CALIFORNIA

Working No.

JAN 16 1986

Fed. Reg. Date:

Date Due:

Action:

ACCEPT

RETURN

REJECT

Federal Agency:

- ☐ resubmission  
☐ nomination by person or local government  
☐ owner objection  
☐ appeal

Reviewer's comments:

Technical correction of the boundary description is acceptable since property clearly was a complex independently owned by original owner.

Nomination returned for: technical corrections cited below  
substantive reasons discussed below

1. Name

2. Location

3. Classification

Category Ownership Status Accessible Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

☐ excellent

☐ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☐ altered

Check one

☐ original site

☐ moved

date

- ☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection

Describe the present and original (if known) physical appearance

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number 10

Page 1

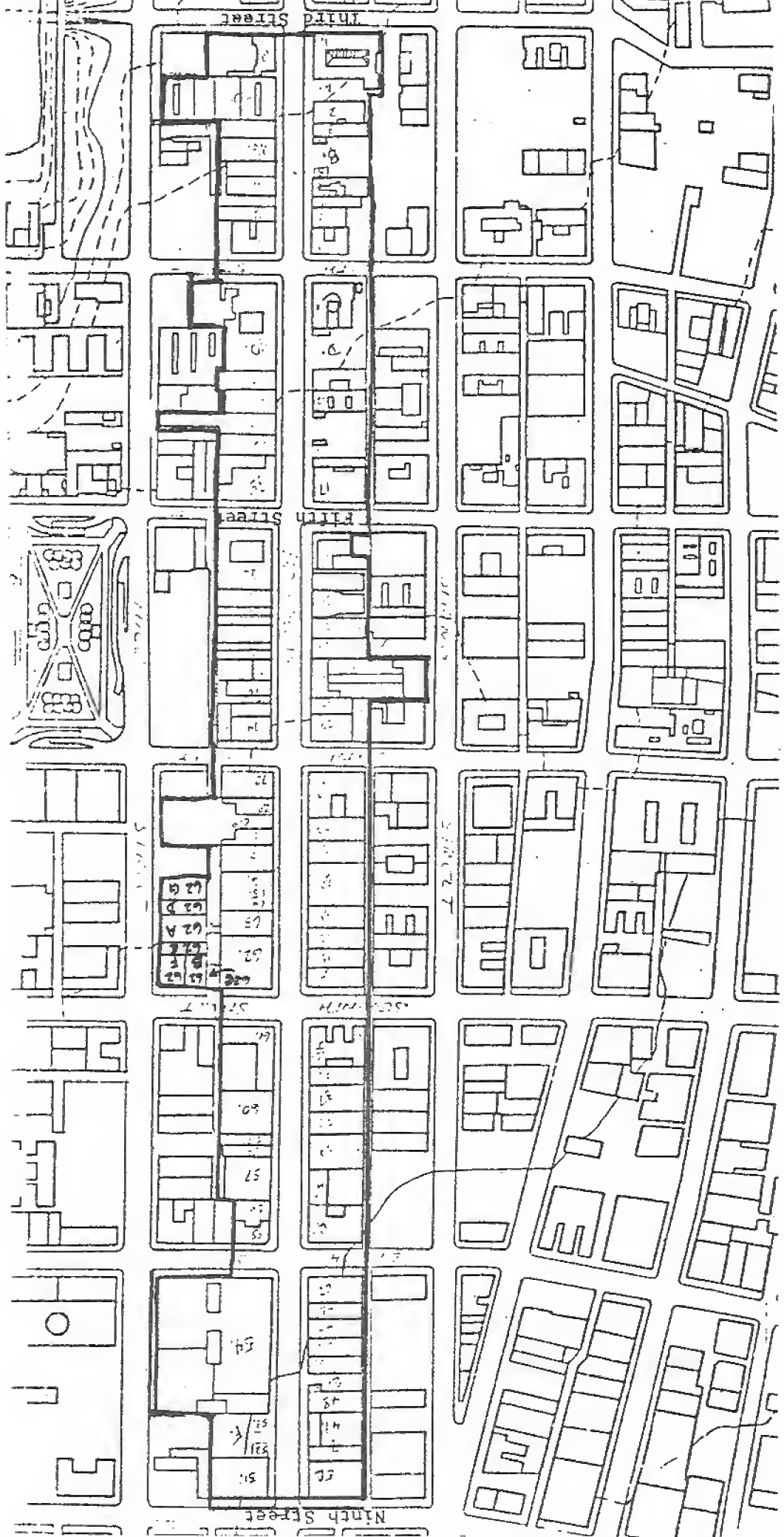
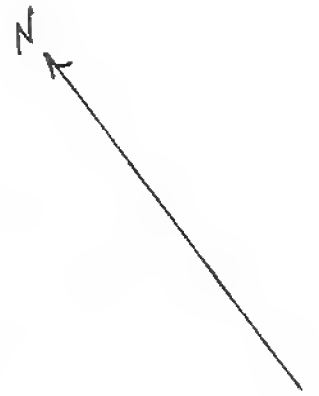
VERBAL BOUNDARY DESCRIPTION (Revised 12/26/85)

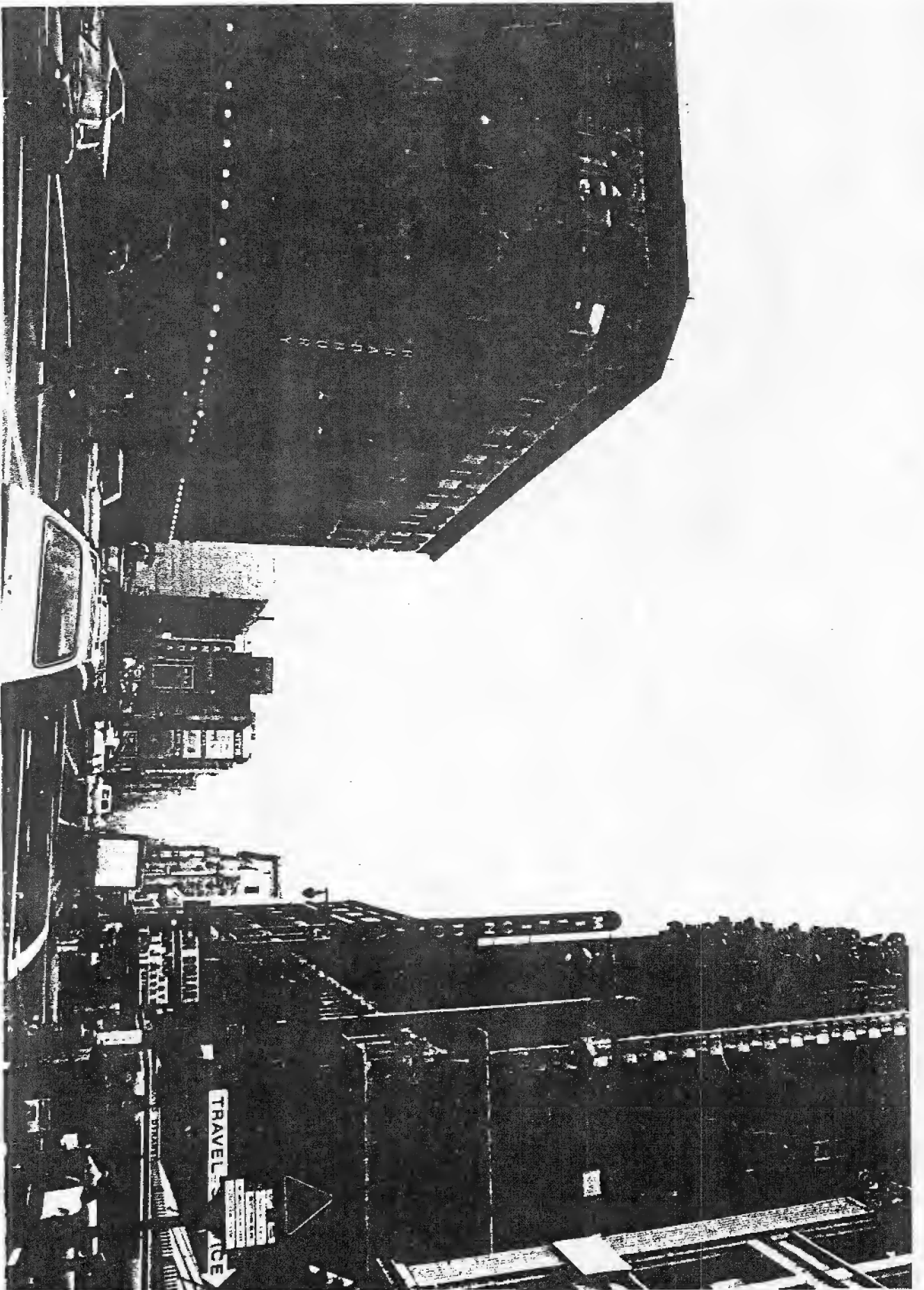
(Note: All changes in direction are at a right angle from the previous direction.)

The boundary encompasses an irregular area in the downtown business district generally following both sides of Broadway beginning at the southeast corner of the intersection of Broadway and Third Street, extending 185.53' eastward along Third Street, then approximately 161' southward, 44.4' westward, 79.6' southward, 23' eastward, approximately 365' southward to Fourth Street, then continuing 60' southward across Fourth Street to Frank Court, then continuing southward along Frank Court to the south side of Fifth Street, then 40' westward, then 100' southward, then 40' eastward, then 260' southward, then 165' eastward to Spring Street, then 119.6' southward on Spring Street, then 165.18' westward, then 120.5' southward to Sixth Street, then continuing southward 60' across Sixth Street, then continuing southward along an alley to the northern edge of Ninth Street, then westward approximately 163' along Ninth Street, then continuing 80' across Broadway, then continuing 165' westward, then approximately 235' northward, then 159.5' westward to Hill Street, then 363.5' northward along Hill Street to Eighth Street, then 212' eastward along Eighth Street, then 185.6' northward, then 50' westward, then approximately 550' northward to intersection of the northern edge of Seventh Street and St. Vincent Court, then approximately 158.5' westward to Hill Street, then 312' northward along Hill Street, then 138.4' eastward to St. Vincent Court, then 74.44' northward, then 138.37' westward, then 125' northward, then 158.34' eastward, then 140' northward to northern edge of Sixth Street at its intersection with Lindley Place, then northward along Lindley Place to northern edge of Fifth Street, then continuing approximately 201' northward, then 165.18' westward to Hill Street, then 41.87' northward, then 165.18' eastward, then 120.4' northward, then 12.82' westward, then 0.9' northward, then 13.71' westward, then 39.34' northward, then 42.41' eastward, then 79.56' northward, then 16.19' westward, then 0.14' northward, then 79.32' westward, then 123.6' northward, then 78.99' eastward, then 60' northward across Fourth Street, then 40.09' eastward, then approximately 124' northward, then 39.96' westward, then approximately 239' northward, then 165.88' westward to Hill Street, then 121.34' northward, then 132.5' eastward, then 120.36' northward to Third Street, then approximately 279' eastward to the point of beginning.

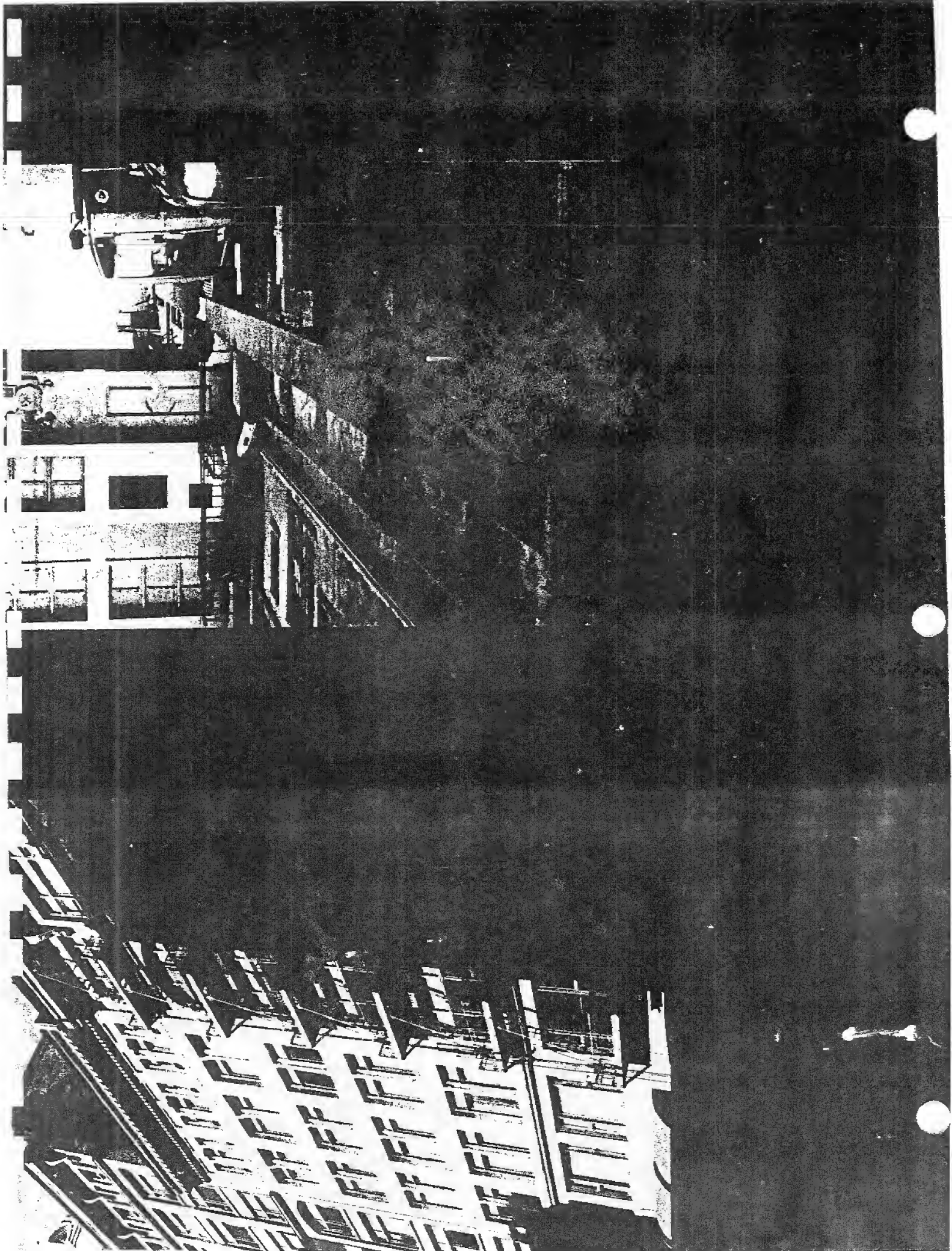
BROADWAY THEATRE AND  
COMMERCIAL DISTRICT  
Los Angeles  
Los Angeles County  
California

1" = 425'











## **APPENDIX B**

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### **Department of Parks and Recreation Inventory Forms for Buildings within the Area of Potential Effects**



PRIMARY RECORD  
CONTINUATION SHEET

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1S

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 14

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

- P2. Location: ☐ Not for Publication ☐ Unrestricted a. County Los Angeles  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.  
c. Address City Zip  
d. UTM: Zone; mE/ mN  
e. Other Locational Data:

P3a. Description:

P3b. Resources Attributes:

P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other

P5a. Photo or Drawing

P5b. Description of Photo:

P6. Date Constructed/Age and  
Sources: ☒ Historic ☐ Both  
☐ Prehistoric  
1894-1931

P7. Owner and Address:  
unknown

P8. Recorded by:  
Christy Johnson McAvoy  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded: 6/1/98

P10. Survey Type:  
Section 106 Review

P11. Report Citation: None.

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

NRHP Status Code IS  
Resource Name or #: Broadway Theater and Commercial District

Primary #  
HR#  
Triennial

D1. Historic Name:  
D3. Detailed Description:

D2. Common Name:

#### D4. Boundary Description:

The district is bounded by the north of the property line of 242 S. Broadway to the north, the south property line of 939-947 N. Broadway to the south, and by the rear property lines of all buildings facing Broadway to the east and west.

#### D5. Boundary Justification:

Changes of use and changes of density determine the borders of the district. While shopping and movie-going define the historic context of the Broadway district, Hill Street to the west and Spring Street to the east have historic uses different from those of Broadway. An adjacent stretch of S. Spring Street is listed in the National Register as a separate historic financial district.

(see Continuation Sheet, p. 4)

D6. Significance: Theme Architecture; Entertainment/Recreation; Commerce Area City of Los Angeles  
Period of Significance 1894-1931 Applicable Criteria A, C

The Broadway Theater and Commercial District is listed in the National Register of Historic Places. The district is significant under Criteria A and C. The area was the premiere shopping and moviegoing destination for Los Angeles residents and tourists through several periods of major growth during which the city became a major metropolis. The variety and quality of architecture on Broadway is evidence of its important place in the regional economy in the first decades of the twentieth century. Some of the most prominent architects working in Los Angeles are represented within the district, which contains many important examples of movie palaces and retail and commercial architecture within a dense urban area.

Broadway first became a prominent street late in the 1880s, when proximity to the city's new municipal headquarters attracted major businesses to the street. The earliest retailers to establish stores on Broadway included Boston Dry Goods, Coulter's Dry Goods, Silverwood's, the Broadway Department Store, Bullock's Department Store, and Hamburgers (later the May Company). Through the first decades after the turn of the century, business on Broadway continued to boom.

(see Continuation Sheet, p. 4)

#### D7. References:

Community Redevelopment Agency. *Broadway Theaters Entertainment District Study*. May, 1995.

Gebhard, David and Robert Winter. *Los Angeles: an Architectural Guide*. Salt Lake City: Gibbs Smith, Publisher, 1994.

(see Continuation Sheet, p. 5)

D8. Evaluator: Christy Johnson McAvoy

Date 6/1/98

Affiliation and Address: Historic Resources Group, 1728 Whitley Ave., Hollywood

**D3. Description, continued.**

Second, while the styles of the buildings vary, the buildings are clad in many of the same materials, notably cast and glazed terra cotta, glazed brick, and cast stone.

The buildings range in size from small, one or two story retail buildings to large, 150-foot office buildings, and department stores with very large footprints. The range also includes mid-size loft buildings which were designed with large, open upper floors for several possible uses. Many of the most architecturally distinct or unusual buildings are designed as the flagship stores of retailers, such as the stores built for Silverwood's (558 S. Broadway), and Desmond's (614 S. Broadway).

The buildings in the district are all designed in traditional architectural styles. The most common style is the Beaux Arts, which in commercial buildings usually exhibits a division of the building's elevation into three horizontal zones based on the parts of a column in Classical architecture. This consists of a "base," composed of a first floor and mezzanine level, a relatively unornamented "shaft," composed of repeated floors containing offices, and a "capital," the ornamented and often projecting cornice or elaborated top floor of the building. Most of the buildings are further articulated with the use of classical elements such as pilasters, engaged columns, floral swags, and escutcheons. Such ornamentation is often executed in glazed terra cotta.

The second most common architectural style of Broadway buildings is Art Deco, or Zig-Zag Moderne. The most noted examples of this style are the green and blue glazed terra cotta Eastern Columbia Building, and the Ninth and Broadway Building, clad largely in cast stone with ornamental bronze panels. Also present on Broadway are styles such as Gothic Revival in buildings from the 1920s and late Streamline Moderne buildings, mostly from the 1930s and 1940s.

In addition to the buildings, streetscape features such as sidewalks and streetlights have been determined character-defining features of the Broadway Theater and Commercial District since they contribute to the sense of historic time and place.

All of the streetlights on Broadway between Second Street and Olympic Boulevard have original bases, but their poles and lamps have been replaced. There are two styles of historic bases, both of which were installed in 1920. These lamps were elaborately ornamented with stylized motifs from nature. Like many of the Beaux Arts buildings on the street, the lights consisted of a tripartite composition, with base, shaft, and capital. The bases, which still remain, are covered with ornament of stylized leaves and flowers. The shaft, or pole, consisted of a climbing vine with two lanterns forming the capital. The acorn-shaped lanterns branch off from the shaft in an elaborate scroll.

Broadway's sidewalks are characterized by a variety of materials, patterns, and colors. Sidewalks often extended beyond the property line into the foyer of the buildings providing a visual link between interior and exterior, and encouraging pedestrian traffic to enter theaters and department stores. Stamped, stained concrete is the most common form of sidewalk material on the street. The basements of most of the buildings extend out to the street line below the sidewalk. In several places, cast iron vents and glass blocks are inserted into the sidewalks to light these below-grade storage areas, which are accessed by way of cast steel doors in the sidewalk.

The district is notable, however, for the quality and variety of its terrazzo sidewalks, present in front of some stores and most theaters on Broadway. These sidewalks often extend from the lobbies to the curb. The elaborate patterns seen at Clifton's Cafeteria, the Eastern Columbia Building, and the Los Angeles Theater are some of the most important examples. Each represents a particular style of terrazzo ornamentation: the sidewalk at Clifton's depicts scenes of California, that in front of the Eastern Columbia Building is an abstract, geometric Art Deco design, and the fleur-de-lis motif in front of the Los Angeles Theater enhances the more traditional revival style of the theater. Other notable terrazzo sidewalks include the sunburst pattern in front of the Roxie Theater.

(see Continuation Sheet, p. 4)

Primary #  
HRI#  
Trinomial

D3. Description, continued

The most severe alterations to the district are the modification of storefronts. In many cases, the entire bases (ground floor and mezzanine or second floor) of the buildings have been stripped of their original features and/or recled with a new, incompatible design meant to "update" the buildings as the district fell out of favor with new generations of shoppers. However, the upper floors of the vast majority of the buildings remain intact.

D5. Boundary Justification, continued

North of Second Street, the main use changes to governmental offices as one approaches the Civic Center. South of Olympic, the main use shifts to the light industrial garment district. Changes in density due to the demolition of the historic fabric also define the northern and southern boundaries. Surface parking lots, parking garages, and large, newer office buildings begin to dominate in the north towards Second Street. In the south toward Olympic Boulevard, a large amount of land is now used for surface parking.

D6. Significance, continued

Many commercial establishments outgrew their original small-scale headquarters and began to develop large, multi-story structures. Pioneering the south end of Broadway were Bullock's and Hamburger's Department Stores, two of the region's largest retail establishments. Both companies built major buildings in 1906 to serve as their flagship stores. Bullock's at Seventh Street and Hamburger's at Ninth Street. In 1918, Blackstone's Dry Goods joined the department stores at the south end of Broadway when they built a new store at Ninth Street. Many of the most architecturally distinct or unusual buildings are designed as the flagship stores of retailers. These buildings were commonly featured in the advertisements for the stores, both so that people could recognize them when they arrived on Broadway to shop, and to communicate the level of taste and prestige to which the stores aspired.

The intersection of Seventh Street and Broadway, near the center of the district, was the major crossroads of downtown Los Angeles. Two major street car lines carried passengers from throughout Los Angeles to shop on Broadway, increasing its character as a destination for the disparate regions of the city.

Broadway's preeminence as the commercial core of Los Angeles was matched by its growth as the leading theater district for the region. Around 1910, nickelodeons and vaudeville theaters began to appear on Broadway, drawing business downtown. Broadway's status as the new theater district was boosted by the decision of the West Coast's two major vaudeville circuits, the Orpheum and the Pantages, to locate there. In 1910, the Orpheum circuit constructed a theater on Broadway now named the Palace. A few years later, full-scale dramatic productions were brought to Broadway with the construction of the Morosco Theater, which is now the Globe.

Sid Graumann built the first theater on Broadway specifically designed for film exhibition in 1918. His Million Dollar Theater is considered the city's first movie palace. Graumann quickly added the nearby Rialto and Paramount to his growing chain of theaters on the street. Loew's became the first national film house chain to establish a presence on Broadway with the opening of the State Theater in 1921.

The vaudeville theaters were forced to upgrade their facilities in an effort to compete with expanding movie audiences. In 1925, a new Orpheum Theater was constructed farther south on Broadway. By 1930, every major film studio had secured an outlet in downtown Los Angeles. With a dozen major theaters in a six block area, Broadway contained the highest concentration of movie palaces in the world and a combined seating capacity of more than 15,000.

## CONTINUATION SHEET

Page 5 of 14

Resource Name or #: Broadway Theater and Commercial District

Recorded by: Historic Resources Group

Date: 6/1/98

☒ Continuation ☐ Update

### D6. Significance, continued

In the next several decades after 1930, Broadway began to lose its central role as the theater and commercial core of the city. As the white clientele moved away from downtown into the suburbs, so did the lavish movie theaters and department stores. The demise of a city-wide public transit system and the rise of automobile ownership also contributed to the dispersal of white, middle class audiences from the downtown area.

After World War II, the patronage of the Mexican-American population living close to downtown transformed Broadway into a Latino-oriented shopping district. While the ground floors of many buildings have been altered (see Description), most buildings remain essentially intact. Unlike other parts of downtown Los Angeles which have completely lost their historic character through demolition of buildings and alteration of street patterns, Broadway remains in many ways the street that it was in the 1920s and 1930s.

### D7. References, continued

Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981.

Longstreth, Richard. *City Center to Regional Mall : Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950*. Boston: MIT Press, 1997.

Los Angeles Department of Building and Safety Records, historical building permits.

National Register of Historic Places Registration Form, *Broadway Theater and Commercial District*, 1979.

Sanborn Fire Insurance Maps, 1953

Primary #  
HRI#  
Triennial

Page 6 of 14 Resource Name or #: Broadway Theater and Commercial District

Recorded by: Historic Resources Group

Date: 6/1/98

☒ Continuation ☐ Update

List of Contributing Buildings:

- 1) 242 S. Broadway (Victor Clothing Company)
- 2) 249-251 S. Broadway (Irvine Block/Pan American Building)
- 3) 300-310 S. Broadway (Bradbury Building)
- 4) 301-313 S. Broadway (Million Dollar Theater/Metropolitan Water District Building)
- 5) 315 S. Broadway (Grand Central Market)
- 6) 340-344 S. Broadway (Trustee Building)
- 7) 401-423 S. Broadway (Broadway Department Store)
- 8) 424 S. Broadway (Broadway Central Block)
- 9) 430 S. Broadway (Bumiller Building/Campbell W. Blake Building)
- 10) 431-435 S. Broadway (Wilson Building)
- 11) 451-457 S. Broadway
- 12) 452-460 S. Broadway (Chester Williams Building)
- 13) 500-508 S. Broadway (Jewelry Trades Building)
- 14) 501-515 S. Broadway
- 15) 510 S. Broadway
- 16) 517-519 S. Broadway
- 17) 516-522 S. Broadway (Roxie Theater)
- 18) 528 S. Broadway (Clune's Broadway/Cameo Theater)
- 19) 527-531 S. Broadway (Schulte United/Broadway Interiors)
- 20) 533 S. Broadway
- 21) 534 S. Broadway (Arcade (Formerly Pantages) Theater)
- 22) 537-541 S. Broadway
- 23) 540 S. Broadway (Broadway Arcade Building)
- 24) 548 S. Broadway (Eden Hotel)
- 25) 553 S. Broadway
- 26) 555-559 S. Broadway (Swelllodon Department Store)
- 27) 558 S. Broadway
- 28) 601-605 S. Broadway (Norton Building)
- 29) 600-610 S. Broadway (Walter P. Story Building)
- 30) 612-616 S. Broadway (Desmond's)
- 31) 609-619 S. Broadway (Los Angeles Theater)
- 32) 618-622 S. Broadway (Schaber's Cafeteria/Broadway Cafeteria)
- 33) 626-636 S. Broadway (Palace Theater)
- 34) 638 S. Broadway (Forrester Building)
- 35) 639-657 S. Broadway (Hollenbeck Block/Bullock's Department Store)
- 36) 644 S. Broadway (J. E. Carr Building)
- 37) 701-717 S. Broadway (Loew's State Theater Building)
- 38) 710 S. Broadway (Yorkshire Apartments)
- 39) 714-720 S. Broadway
- 40) 719 S. Broadway (Woolworth's)
- 41) 722 S. Broadway
- 42) 731 S. Broadway

(Continued on next Continuation Sheet)



## CONTINUATION SHEET

Page 7 of 14

Resource Name or #: Broadway Theater and Commercial District

Recorded by: Historic Resources Group

Date: 6/1/98

☒ Continuation ☐ Update

List of Contributing Buildings, continued:

- 43) 737-747 S. Broadway
- 44) 744-748 S. Broadway (Globe Theater)
- 45) 750-758 S. Broadway
- 46) 757-761 S. Broadway
- 47) 801-835 S. Broadway (Hamburger's/May Co. Department Store)
- 48) 800-804 S. Broadway (Tower Theater)
- 49) 806-808 S. Broadway (Singer Building)
- 50) 812 S. Broadway (Rialto Theater)
- 51) 814-818 S. Broadway
- 52) 820-824 S. Broadway
- 53) 830-834 S. Broadway
- 54) 842-848 S. Broadway (Orpheum Theater)
- 55) 849 S. Broadway (Eastern Columbia Building)
- 56) 850-860 S. Broadway (Ninth and Broadway Building)
- 57) 901 S. Broadway (Blackstone's Department Store/U.S. Post Office)
- 58) 908-910 S. Broadway
- 59) 921-937 S. Broadway (United Artists Theater/Texas Oil Company Building)
- 60) 939-947 S. Broadway (Western Costume Building)

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 8 of 14 Resource Name or #: Broadway Theater and Commercial District

Recorded by: Historic Resources Group

Date: 6/1/98

☒ Continuation ☐ Update

List of Non-Contributing Buildings:

- a) 248-260 S. Broadway
- b) 312 S. Broadway
- c) 318-322 S. Broadway
- d) 324-326 S. Broadway
- e) 328-330 S. Broadway
- f) 327-329 S. Broadway
- g) 331-335 S. Broadway
- h) 336 S. Broadway
- i) 337-339 S. Broadway
- j) 341-343 S. Broadway
- k) 346 S. Broadway
- l) 347-349 S. Broadway
- m) 350-354 S. Broadway
- n) 351-353 S. Broadway
- o) 355-359 S. Broadway
- p) 356-364 S. Broadway
- q) 400-422 S. Broadway
- r) 425-429 S. Broadway
- s) 437 S. Broadway
- t) 440 S. Broadway
- u) 443-445 S. Broadway
- v) 450 S. Broadway
- w) 523-525 S. Broadway
- x) 535 S. Broadway
- y) 543-547 S. Broadway
- z) 621-625 S. Broadway
- aa) 629 S. Broadway
- bb) 633 S. Broadway
- cc) 635 S. Broadway
- dd) 648 S. Broadway
- ee) 660 S. Broadway
- ff) 700-708 S. Broadway
- gg) 730 S. Broadway
- hh) 735 S. Broadway
- ii) 749 S. Broadway
- jj) 828 S. Broadway
- kk) 839-847 S. Broadway
- ll) 900-906 S. Broadway

# CONTINUATION SHEET

Page 9 of 14

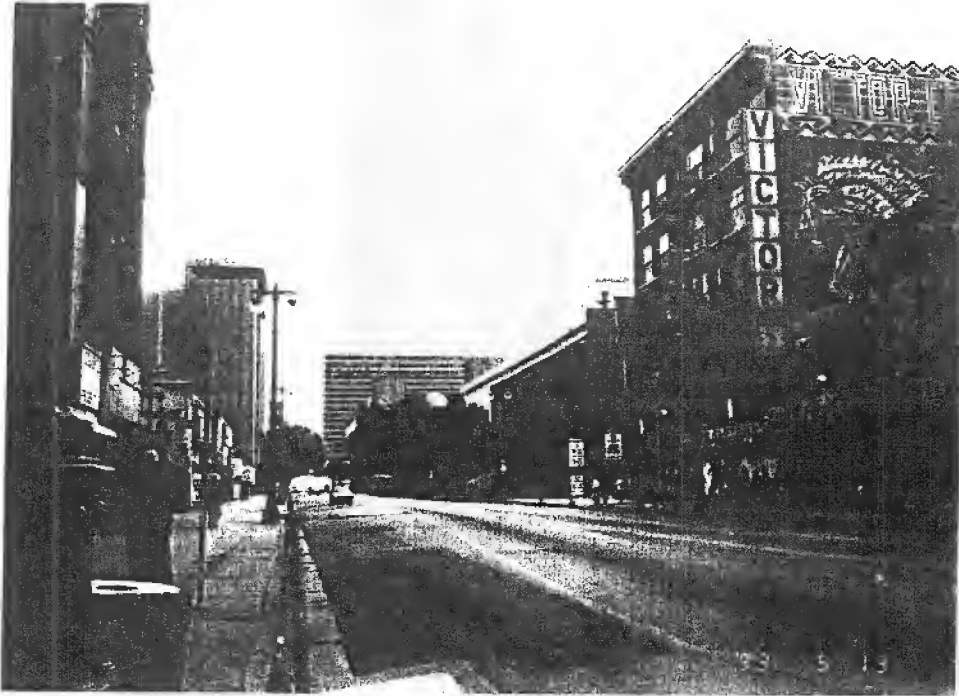
Resource Name or #: Broadway Theater and Commercial District

Recorded by: Historic Resources Group

Date: 6/1/98

☒ Continuation ☐ Update

200 block of S. Broadway, view north



300 block of S. Broadway, view north



Primary #  
HRI#  
Triennial

Recorded by: Historic Resources Group

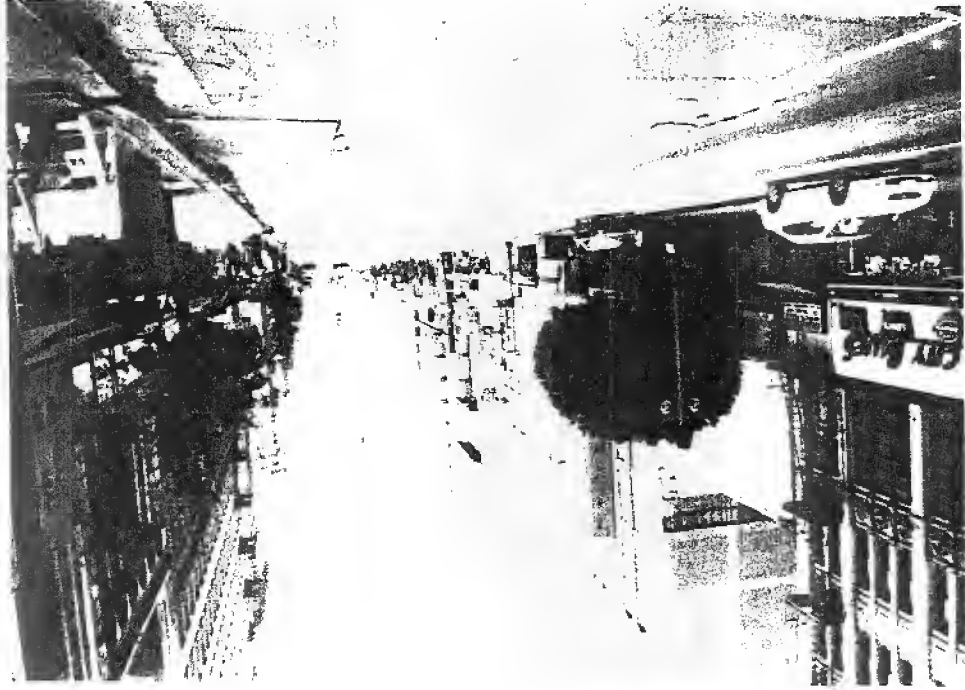
Date: 6/1/98

☒ Continuation ☐ Update

400 block of S. Broadway, view north



500 block of S. Broadway, view north



## CONTINUATION SHEET

Page 11 of 14

Resource Name or #: Broadway Theater and Commercial District

Recorded by: Historic Resources Group

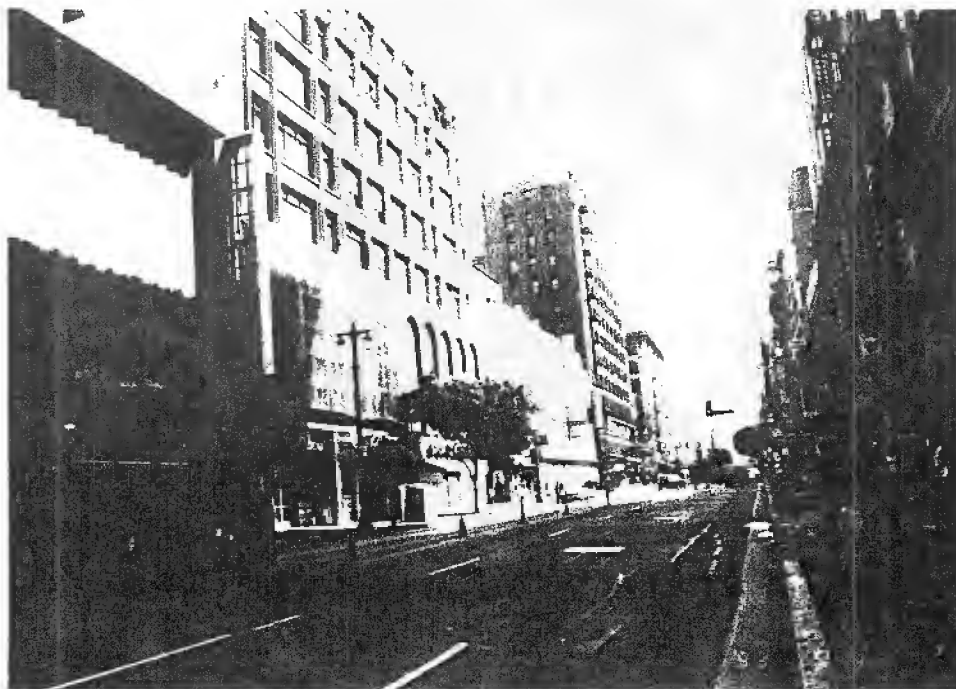
Date: 6/1/98

☒ Continuation ☐ Update

600 block of S. Broadway, view north



700 block of S. Broadway, view north



# CONTINUATION SHEET

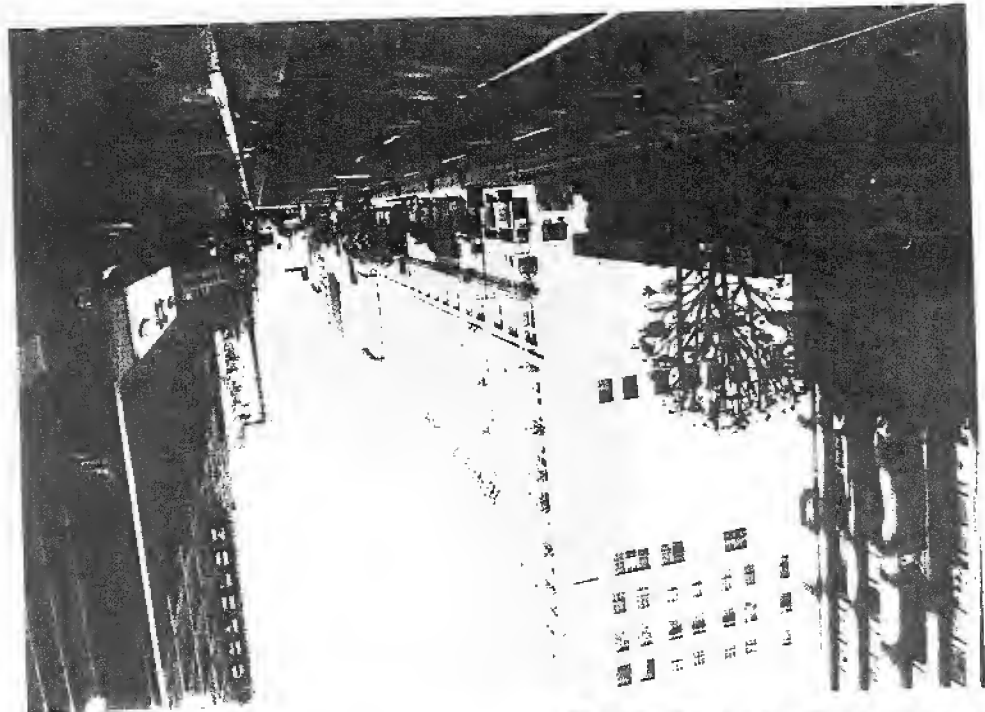
Page 12 of 14 Resource Name or #: Broadway Theater and Commercial District

Primary #  
HRI#  
Trinomial

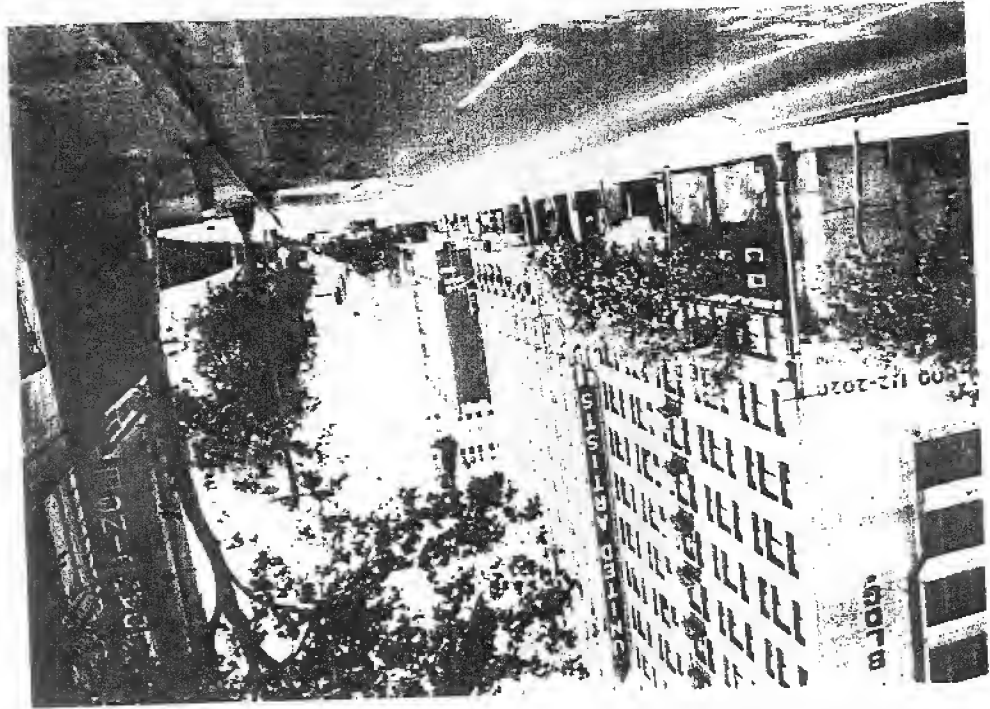
Recorded by: Historic Resources Group

Date: 6/1/98

☒ Continuation ☐ Update



800 block of S. Broadway, view north



900 block of S. Broadway, view north

## MAP SHEET

Primary # \_\_\_\_\_

HRI#/Trinomial \_\_\_\_\_

Page 13 of 14

Resource Identifier: Broadway Theater and Commercial District

Map Name: District Boundaries

Scale: none

Date: 1990/1998

Northern portion of the district,  
Second Street to Sixth Street.


Contributors to the district are indicated  
by lighter shade and marked with numbers.


Non-Contributors are indicated by darker shade  
and marked with letters.

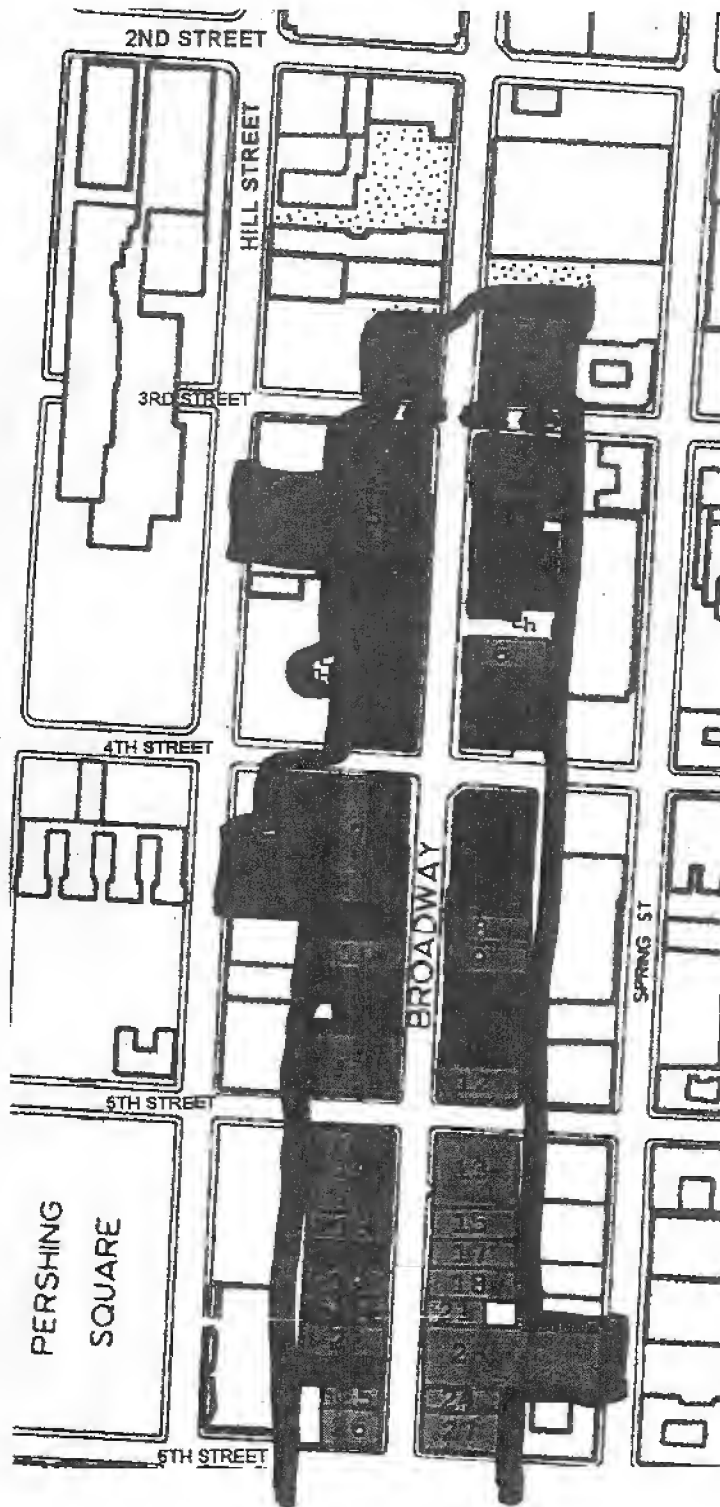
Numbers and letters coordinate with the list on  
Continuation Sheets, pages 6 through 8.

Vacant (parking) lots are indicated with:



 Proposed District Boundary

 Existing District Boundary



Source for base map:  
Community Redevelopment Agency,  
*Broadway Theater Entertainment District Study*, 1990.

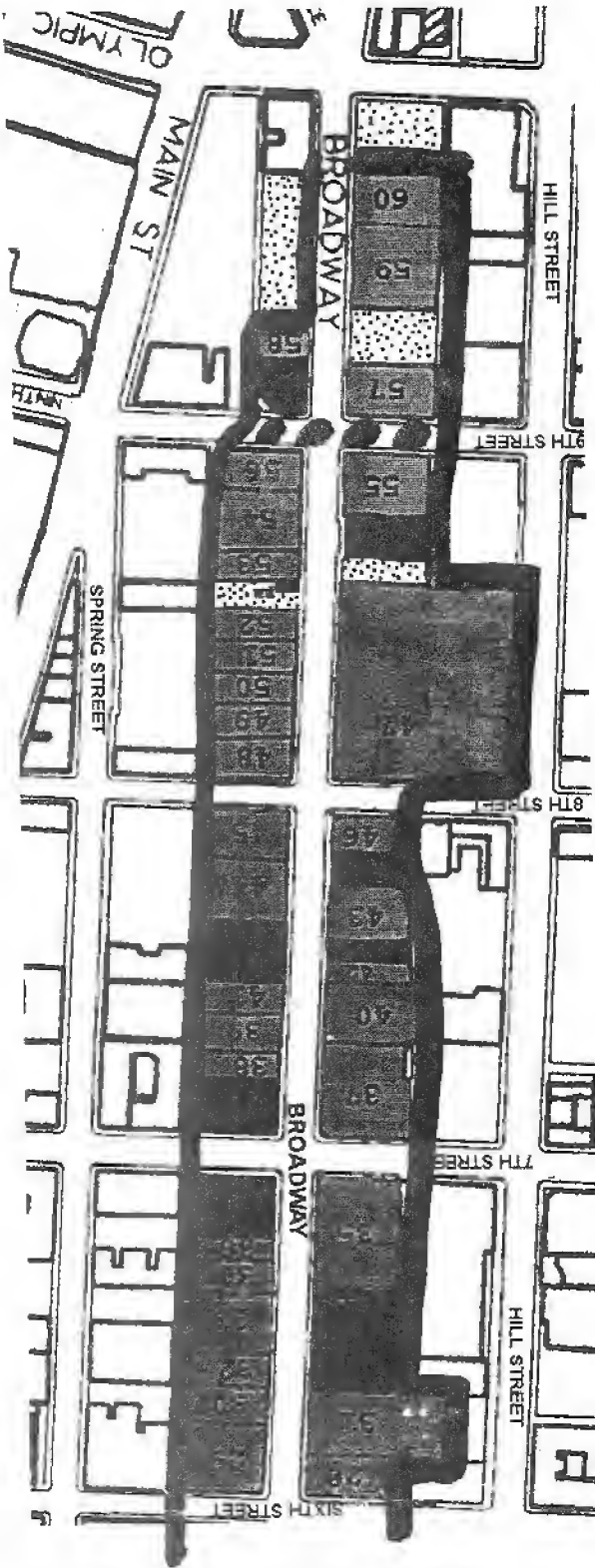


Southern portion of the district,  
Sixth Street to Olympic Boulevard.  
Contributors to the district are indicated  
by lighter shade and marked with numbers.  
Non-Contributors are indicated by darker shade  
and marked with letters.  
Numbers and letters coordinate with the list on  
Continuation Sheets, pages 6 through 8.  
Vacant (parking) lots are indicated with:



District Boundary

Existing District Boundary



# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Y2

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Streetscape Improvement Project

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 200-206 S BROADWAY City Los Angeles Zip 90012

d. UTM: Zone; mE/ mN

e. Other Locational Data:

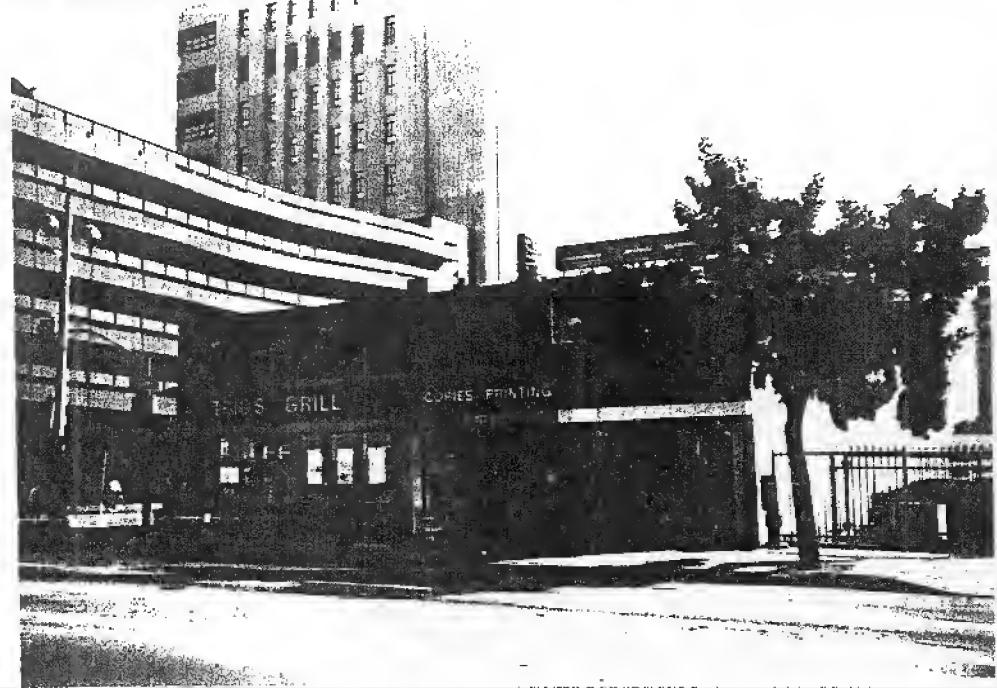
## P3a. Description:

This one-story commercial building has been completely altered. The building appears to have originally been three stories, but its height was modified. Located on a corner, the building has a square plan covered by a flat roof with a parapet. Storefronts open on to Broadway, and the building is clad mostly in metal siding. It is in fair to good condition, and retains almost no outwardly visible original fabric.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

Pre-1905 (F) Building Permit

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave., Hollywood

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation: None.

Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Y2

Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1

Resource Name or #: Broadway Streetscape Improvement Project

P1. Other Identifier: Goodwill Industries  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5 Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 235 S BROADWAY City Los Angeles Zip 90012  
d. UTM: Zone: ME/ MN  
e. Other Locational Data:

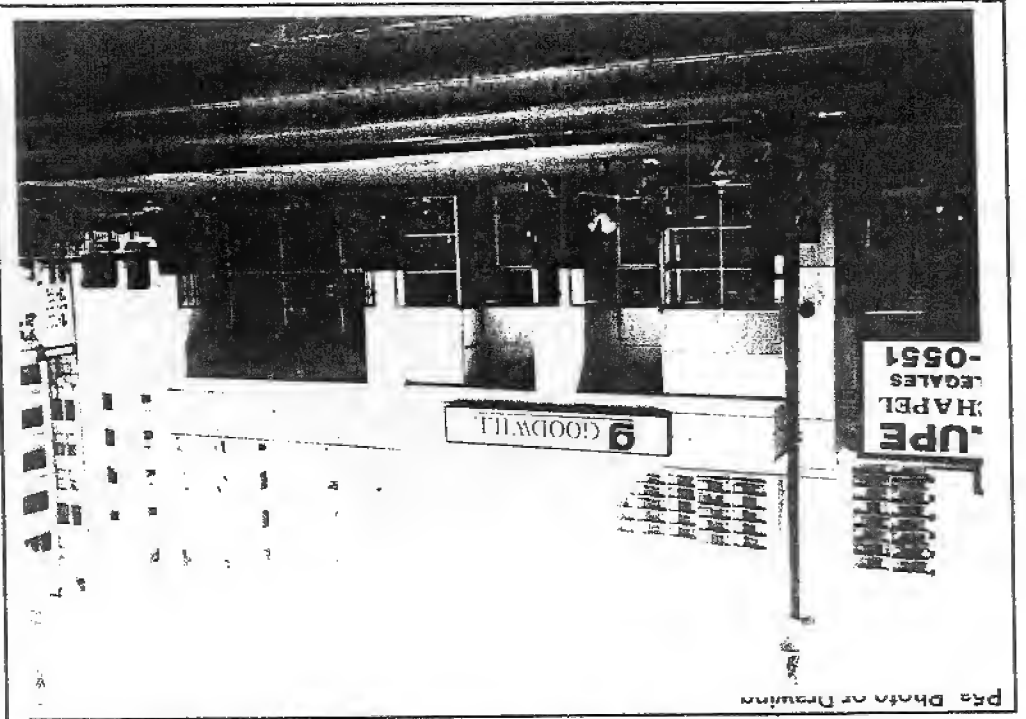
**P3a. Description:**

This one-story commercial building has been completely altered, and only the side walls remain from the original structure. The central portion has a series of three storefronts constructed of metal and glass panels with metal enframements. The storefronts to the south have adjacent, recessed entrance bays. The building is in good condition, but retains almost no original fabric.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo:



P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

Pre-1905 (F) Building Permit

P7. Owner and Address:

unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #

HRI#

Trinomial

NRHP Status Code 5S3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Streetscape Improvement Project

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 237-241 S BROADWAY City Los Angeles Zip 90012

d. UTM: Zone; mE/ mN

e. Other Locational Data:

### P3a. Description:

One-story concrete frame commercial building. The storefronts have been completely altered, and the upper half of the structure has been covered by signage. Formerly the Boston Dry Goods store, the building retains little original fabric visible on the primary facade. The building was evaluated as a 5S3 in 1992, presumably due to the historic significance of its original use, and does not contribute to the Broadway Theater and Commercial District.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5. Photo of Resource



P5b. Description of Photo:

P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1895 (E) State Inventory

P7. Owner and Address:

unknown

P8. Recorded by: Christy Johnson

Historic Resources Group

1728 Whitley Ave.

Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

### P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG



## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 2D2

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: Broadway Theater and Commercial District

P1. Other identifier: Victor Clothing Company

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 242 S BROADWAY City Los Angeles Zip 90012

d. UTM: Zone; mE/ mN

e. Other Locational Data:

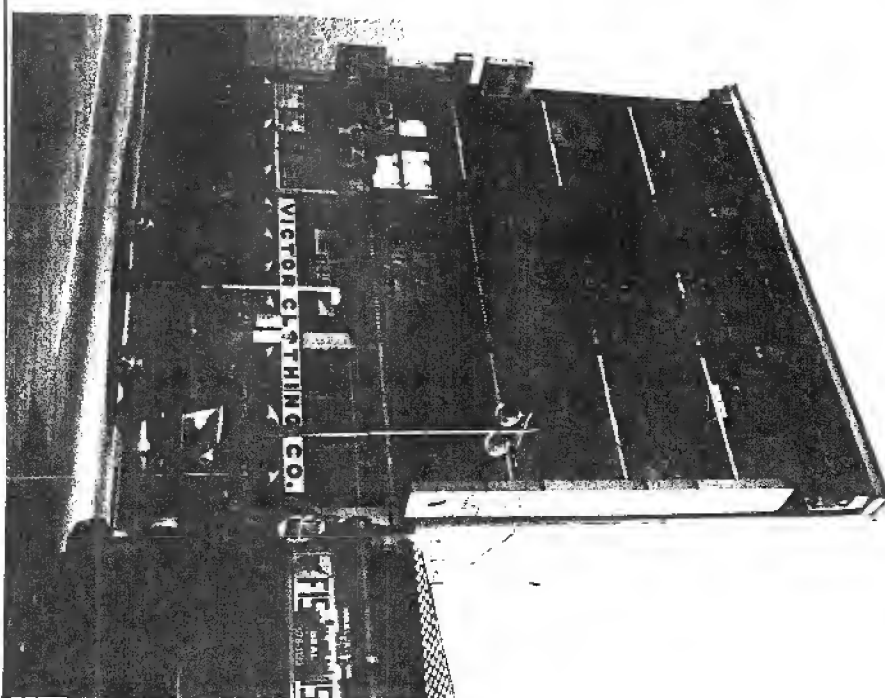
### P3a. Description:

This five-story building was constructed of masonry in an early 20th century commercial vernacular style with some elements of Beaux Arts massing and detailing. The flat roof is surrounded by a parapet. Following design conventions common for multi-story commercial buildings, the facade is anchored by a base which consists of the first-story retail spaces and the mezzanine level above. This base has been altered: the original fenestration has been replaced with large, plate glass windows with thin metal frames. A continuous white brick string course separates the base from the remainder of the facade. The second through fourth floors form the main body of the building, which features three bays of paired window openings with contrasting, white brick sills. The fenestration of these openings is very broad, wood frame, single pane, double-hung windows. A fire escape of ornamental iron work is affixed to the central bay. The south of the building is devoid of fenestration, having been intended to abut the neighboring building. Terminating the primary facade is an overhanging cornice, which is punctuated by four corbels corresponding to the division of the three bays. The cornice contains the best remaining examples of the building's original ornamentation, since the first-story base is altered. Monumental public murals cover the north and south walls of the building, by artists Eloy Torrez, Frank Romero, and Kent Twitchell. Interior murals are by John Valadez and John Garduno. Murals were executed between 1977 and 1985. The condition and integrity of the building are fair to good.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

### P5a. Photo or Drawing



### P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1914 (F) Building Permit

P7. Owner and Address:  
unknown

P8. Recorded by:  
Christy Johnson McAvoy  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded: 6/1/98

P10. Survey Type:  
Section 106 Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 2D2

Page 2 of 2

Resource Name or #: Broadway Theater and Commercial District

- B1. Historic Name:  
B2. Common Name: Victor Clothing Company  
B3. Original Use: retail/offices  
B4. Present Use: retail/offices  
B5. Architectural Style: Late 19th and 20th Century Revivals: Beaux Arts  
B6. Construction History:

- B7. Moved? ☒ No ☐ Yes ☐ Unknown  
Date: Original Location:  
B8. Related Features:

- B9a. Architect:  
b. Builder:

- B10. Significance: Theme Architecture; Entertainment/Recreation; Commerce Area City of Los Angeles  
Period of Significance Property Type Applicable Criteria A, C

This commercial building is eligible for listing in the National Register as a contributor to the Broadway Theater and Commercial Historic District. It was designed by architects Train and Williams for original owner Mrs. J. F. Hoeffield of Monrovia. Robert F. Train and Robert E. Williams began their architectural partnership in 1900, and were associated with the Arroyo Guild of Fellow Craftsmen around 1909. Their work includes many residences, churches, government and institutional buildings, and office buildings throughout Southern California.

Commercial buildings such as this property were built with retail spaces on the first story, corresponding mezzanines above for storage, and loft spaces on the upper floors. Broadway was the principal shopping district of Los Angeles from the turn of the century until the decades following World War II. Buildings such as this contributed to the lively retail atmosphere of the street, with retail spaces opening on the sidewalks. The loft spaces on the upper floors were intended to be flexible for any number of uses which might occupy the building during its lifetime.

- The Beaux Arts massing of the building into a base, shaft, and capital, a design convention which helps to visually organize a tall building, is characteristic of the other buildings in the district. Collectively, the repetition of this pattern down the length of Broadway is one of the features which greatly contributes to the coherence of the district.  
B11. Additional Resource Attributes: 07 Commercial Building, over 3 stories

- B12. References: National Register of Historic Places Nomination Form, *Broadway Theater and Commercial District*, 1978.

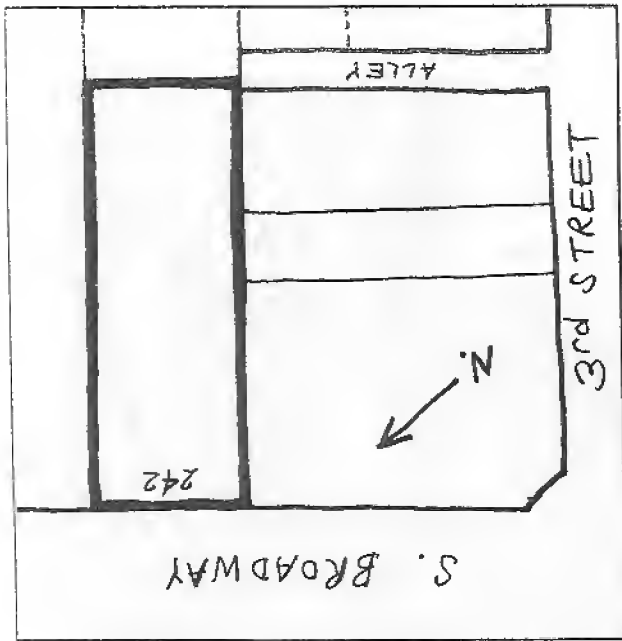
Longstreth, Richard. City Center to Regional Mall : Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950. Boston: MIT Press, 1997.

Los Angeles Department of Building and Safety Records, Historic Building Permits.

B14. Evaluator: Christy Johnson McAvoy, Historic Resources Group, 1728 Whitley Ave., Los Angeles, CA 90028

Date of Evaluation:

(This space reserved for official comments.)





# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Y2

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 248-260 S BROADWAY City Los Angeles Zip 90012

d. UTM: Zone; mE/ mN

e. Other Locational Data:

## P3a. Description:

This two-story, concrete frame commercial building is clad in stucco and tile with metal ornamentation. All of the exterior finishes and design are not original to the building, which now contains a restaurant space on the ground floor. Most of the roof is flat, and a sloping roof clad in red clay tile is attached to the parapet along the Third Street and Broadway facades. The roof is punctuated by hipped-roof towers at the corners of the plan. One of these towers faces a chamfered corner at Third Street and Broadway. The building was originally three stories high, and has been completely altered. It is in fair to good condition.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

## P5a. Photo or Drawing



## P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

## P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

HISTORIC RESOURCES INVENTORY

HABS \_\_\_\_\_ HAER \_\_\_\_\_  
UTM: A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_  
D \_\_\_\_\_  
SHL \_\_\_\_\_ Loc \_\_\_\_\_  
Ser. No. \_\_\_\_\_

IDENTIFICATION

1. Common name: Pan American Building  
2. Historic name: Irvine Block; Byrne Building; Pan American Building  
3. Street or rural address: 249-259 South Broadway  
4. City: Los Angeles Zip: 90012 County: Los Angeles  
5. Parcel number: Ord's Survey, Block 5, SE 110.06 of Lot 1, Parcel 2.  
6. Present Owner: Lerner, Moses Address: 9879 Santa Monica Bl.  
7. Present Use: Commercial/ Offices Ownership is: Public Private X  
8. Original use: Commercial/ Offices

DESCRIPTION

7a. Architectural style: Classical Revival Influence  
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
Pan American building is a five story, late nineteenth century structure influenced by the Classical Revival style. Of brick construction, the building rises in three tiers. The street level storefronts are altered, leaving just visible the detailing of the office building entrance which is offset to the north on the east. A decorated arch accented with a keystone, above which the building is identified as the Pan American Building by raised letters, distinguishes the entry. The second through fourth floor bays, faced with buff brick, are defined by Ionic pilasters. Six, three window and one, two window bays are on the east elevation, while the proportions of the south elevation are four and one. Paneled spandrels and solid brick lintels mark the second and third story windows. The fourth floor openings are round headed and punctuated with keystones. A plain string course and an egg and dart molding band the building above the arches and Ionic capitals of the fourth floor. The fifth story repeats the fenestration pattern, with paneled pilasters between bays. Decorative moldings edge a plain frieze and a denticulated and bracketed cornice caps the building. Unaltered above the street level, the Pan American building is further enhanced by the presence of the Bradbury Building across the street, which dates from the same decade.

SEE ATTACHED PHOTOS

Attach Photo(s) Here

8. Construction date: Estimated \_\_\_\_\_ Factual 1894  
9. Architect: Morgan & Walls  
10. Builder: \_\_\_\_\_  
11. Approx. property size (in feet): Frontage 119.96 Depth 110.06 or approx. acreage \_\_\_\_\_  
12. Date(s) of enclosed photograph(s): April 1 1983

13. Condition: Excellent \_\_\_\_ Good X Fair \_\_\_\_ Deteriorated \_\_\_\_ No longer in existence \_\_\_\_
14. Alterations: Minor to street level frontage; repair work resulting from fire damage
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_ Scattered buildings \_\_\_\_ Densely built-up X  
Residential \_\_\_\_ Industrial \_\_\_\_ Commercial X Other: \_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_ Zoning \_\_\_\_ Vandalism \_\_\_\_  
Public Works project \_\_\_\_ Other: \_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_ Unknown? \_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Pan American Building is located at the northwest corner of the West Third Street and Broadway intersection. The structure was constructed in 1894, and was originally known as the Irvine Block. The prominent Los Angeles architectural firm of Morgan & Walls designed the edifice. James W. Byrne purchased the structure c.1905. Subsequently the structure was known as the Byrne Building. An important Los Angeles contractor, Carl Leonardt, repaired structural elements of the building using reinforced concrete in 1911. Repairs were necessary after fire damage. The structure became identifiable as the Pan American Building during the World War II period, when it housed the Mexican Consulate in Los Angeles. The Pan American Building is significant for its age, its architectural quality, its design by a prominent local architectural firm, and as a stylistic and representative example of commercial architecture in Los Angeles' Central Business District during the 1890's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture I Arts & Leisure \_\_\_\_  
Economic/Industrial \_\_\_\_ Exploration/Settlement \_\_\_\_  
Government \_\_\_\_ Military \_\_\_\_  
Religion \_\_\_\_ Social/Education \_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE BIBLIOGRAPHY

22. Date form prepared January, 1983  
By (name) Richard Starzak, Leslie Heumann  
Organization Harbaway & Associates  
Address: 1633 Westwood Bl., Ste. 203  
City Los Angeles, Ca. Zip 90024  
Phone: (213) 478-1176

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



SEE ATTACHED MAP

## CONTINUATION SHEET

Primary #  
HRI#  
Trinomial

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

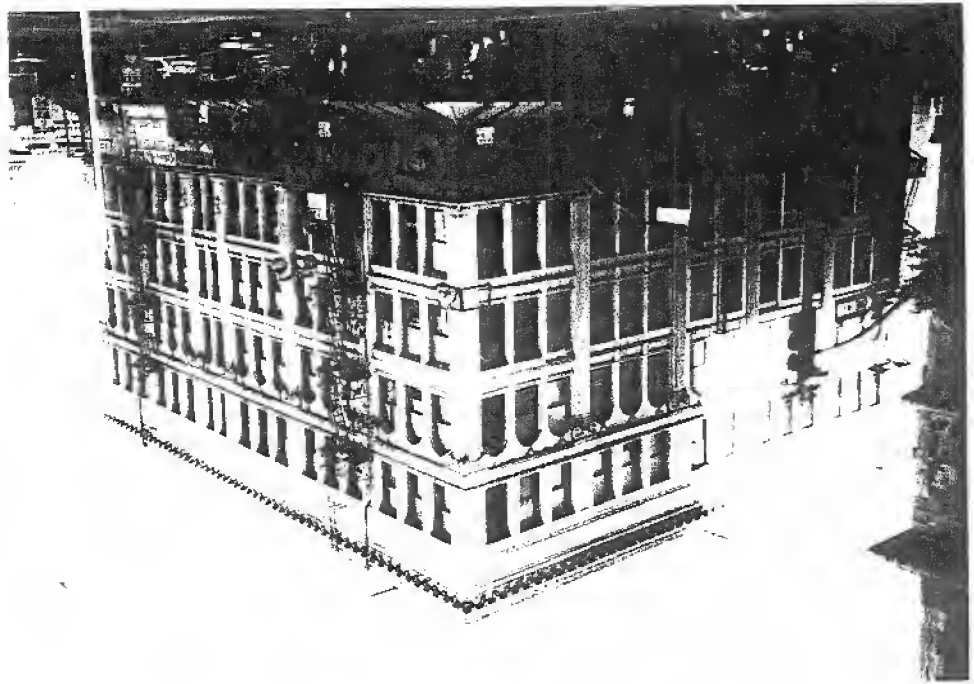
Recorded by: Historic Resources Group

Date: 6/1/98

☐ Continuation ☒ Update

The Pan American Building (249-259 S. Broadway) was built in 1894 and designed by Sumner Hunt. The architect is erroneously listed as Morgan and Walls on the 1983 Primary Record. The building appeared individually eligible for the National Register (3S) in 1983. It is now included within the expanded boundaries of the Broadway Theater and Commercial District. The building is eligible as a contributor to the district as well as individually eligible, and its new status code is 2B2.

1998 photograph



## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings NHL

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Bradbury Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 300-310 S BROADWAY (216-226 W. 3RD STREET) City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

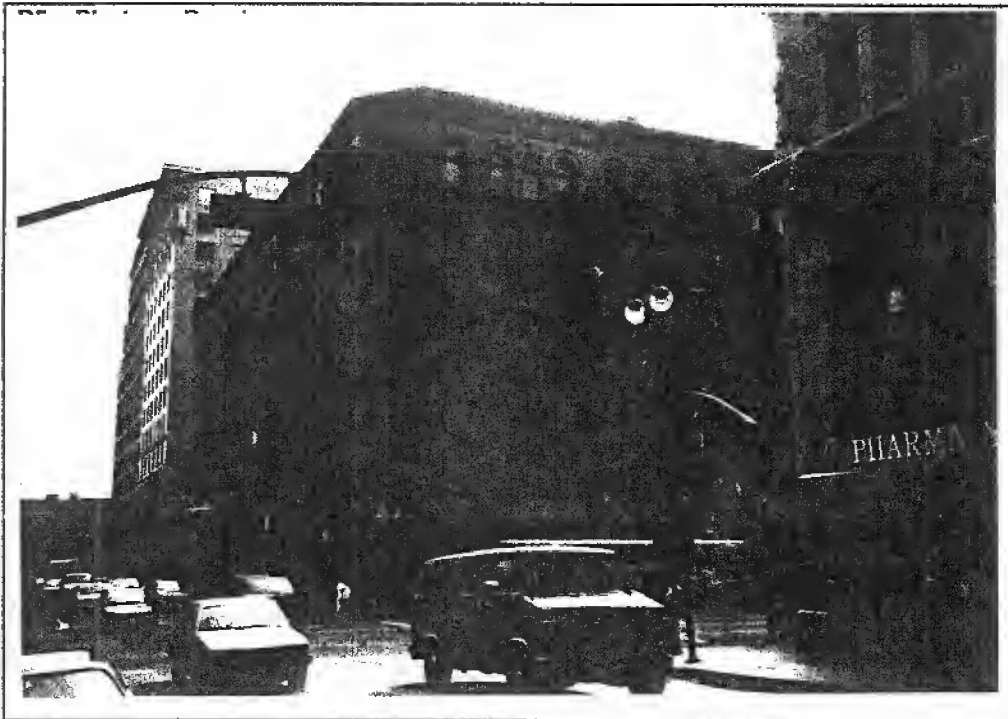
e. Other Locational Data:

### P3a. Description:

Five-story commercial building, designed by George Wyman, clad in stone and pressed brick. Storefronts open to the sidewalk. A glazed interior atrium includes ornate iron balconies and elevators. The building has been completely restored.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



### P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1894 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

### P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

PRIMARY RECORD

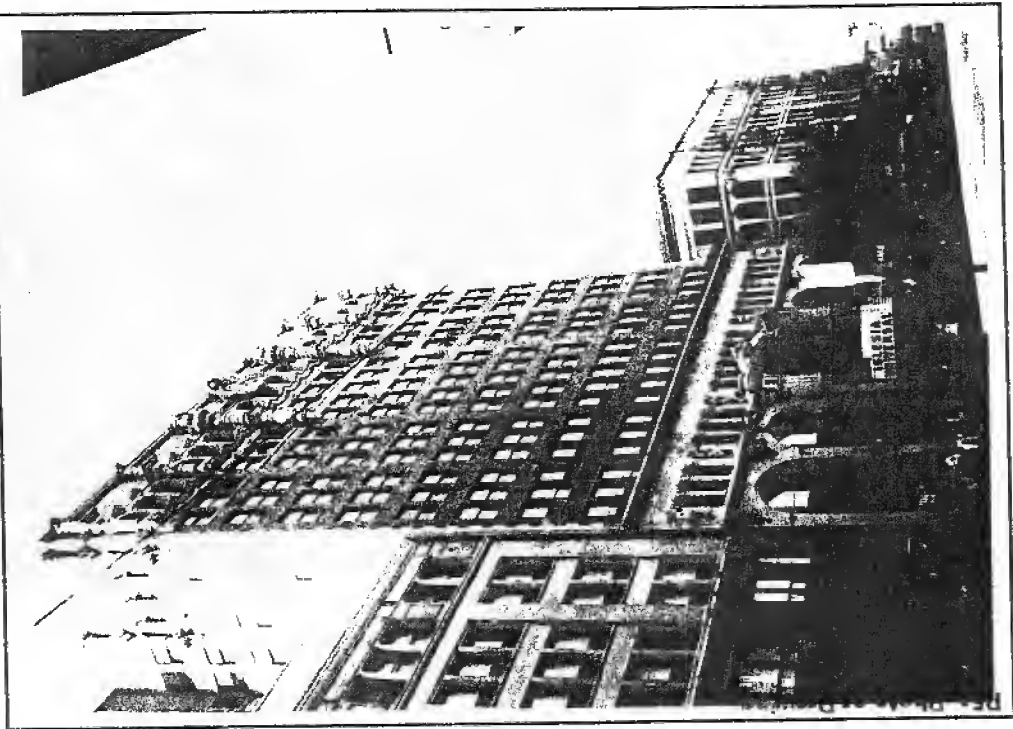
Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Million Dollar Theater/Metropolitan Water District Building  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.  
c. Address 301-313 S BROADWAY (306-316 W. 3RD STREET) City Los Angeles Zip 90013  
d. UTM: Zone 1 mE/ mN  
e. Other Locational Data:

P3a. Description:  
Twelve-story concrete theater and office building by A. C. Martin in Spanish Renaissance design with a stone and brick facade and much ornamentation. Most of the exterior of the building has been restored, with the exception of the theater's exterior lobby/entrance.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories/10 Theater  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1917 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Grand Central Market

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 315 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

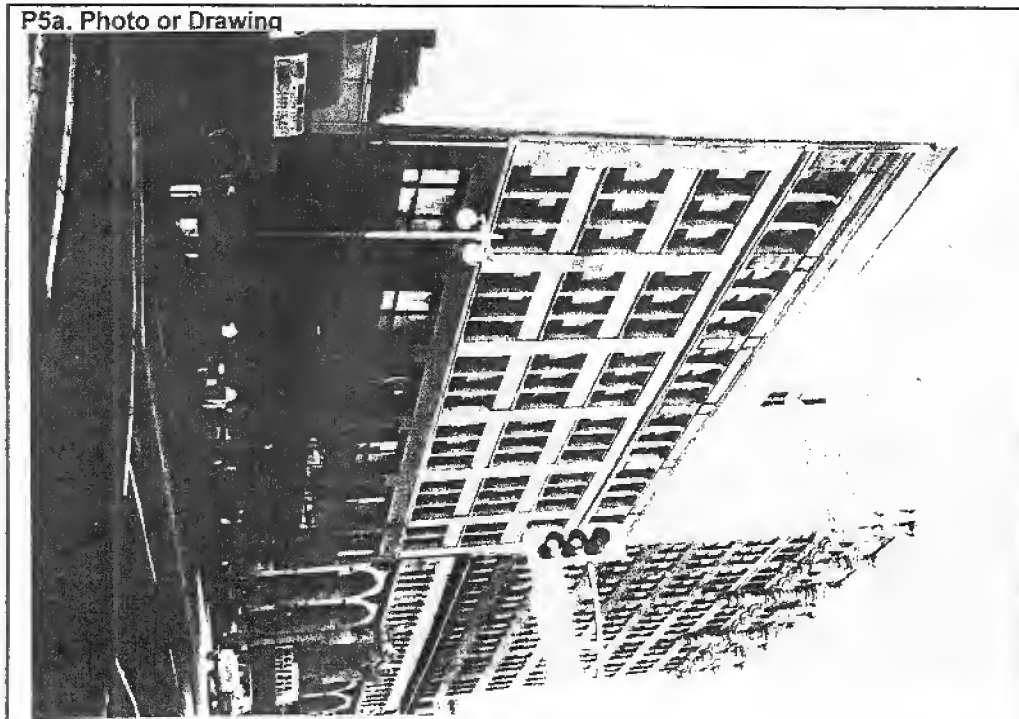
## P3a. Description:

This market building with offices on the upper floors stretches through the block from Hill Street to Broadway. The Broadway elevation is six stories high and divided into six bays. A plain parapet terminates the facade. The building has been rehabilitated, and the previously altered, lower portion of the facade redesigned.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

## P5a. Photo or Drawing



## P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1897 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

## P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:



Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 312 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone: mE/ mN

e. Other Locational Data:

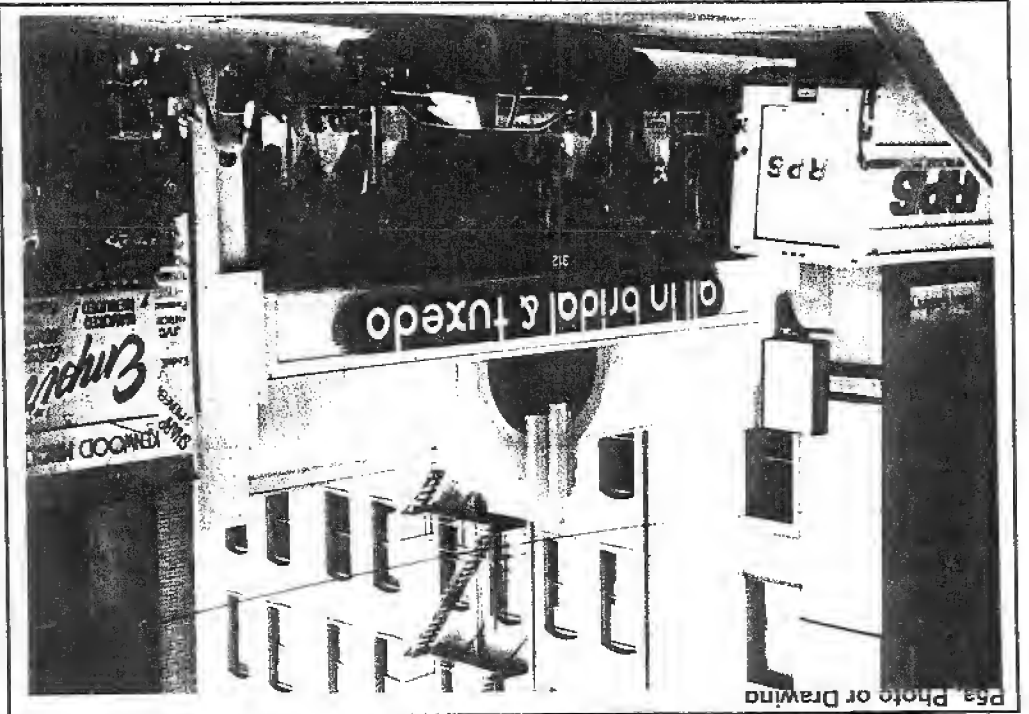
P3a. Description:

This one-and-one-half story commercial building is a Post-Modern interpretation of Streamline Moderne and Art Deco. The primary facade is symmetrical about the recessed entrance. Curving glass leads to the entrance and over-scaled curving and stepped elements crown the upper part of the facade.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation: None.

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1986 (F) Building Permit  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

# PRIMARY RECORD

Primary #

HRI#

Trinomial

NRHP Status Code 6Y2

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

F1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 318-322 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

P3a. Description:

Three-story and basement reinforced concrete and brick structure. The building was originally a five-story structure, but it has been altered and much of the ornamentation removed. When the building was reduced in size, much of the original ornamentation was removed. The plain brick facade is missing the cornice, one of the major character-defining features which gives the buildings in the district continuity. Since the ornamentation and massing of the building have been altered to such a great extent, the building is no longer a contributor to the Broadway Theater and Commercial District.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

1907 (E) National Register Form

P7. Owner and Address:  
unknown

P8. Recorded by:  
Christy Johnson McAvoy  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded: 6/1/98

P10. Survey Type:  
Section 106 Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 324-326 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone: mE/ mN

e. Other Locational Data:

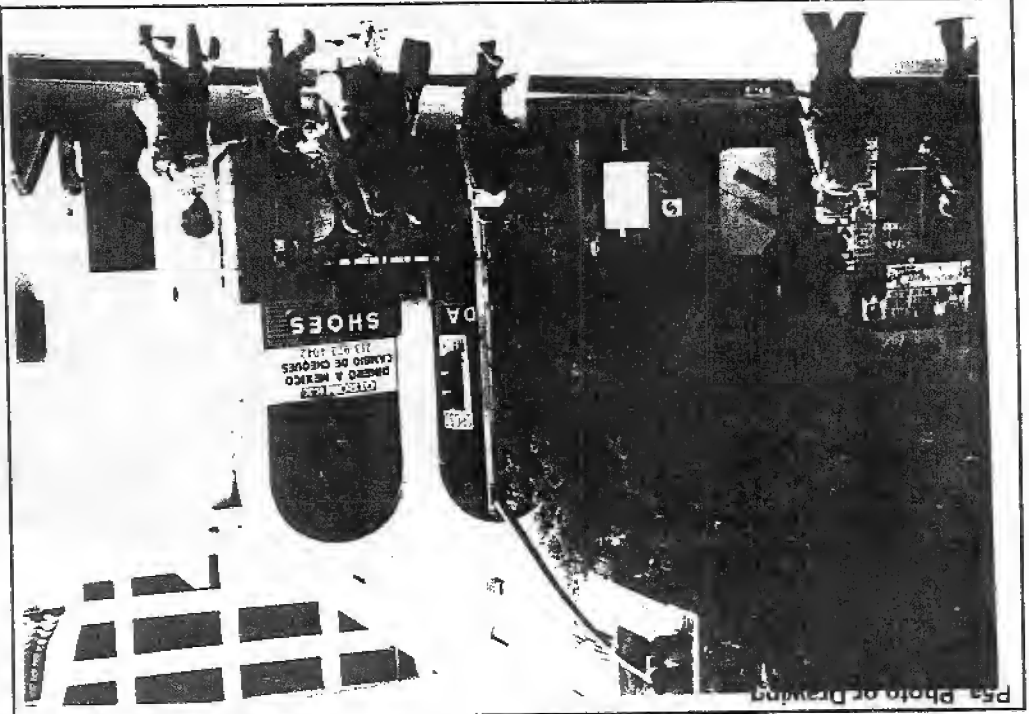
P3a. Description:

One-and-one-half story brick commercial building. A stuccoed facade with a series of arches dates to an alteration in approximately the 1970s.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1912 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 327-329 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

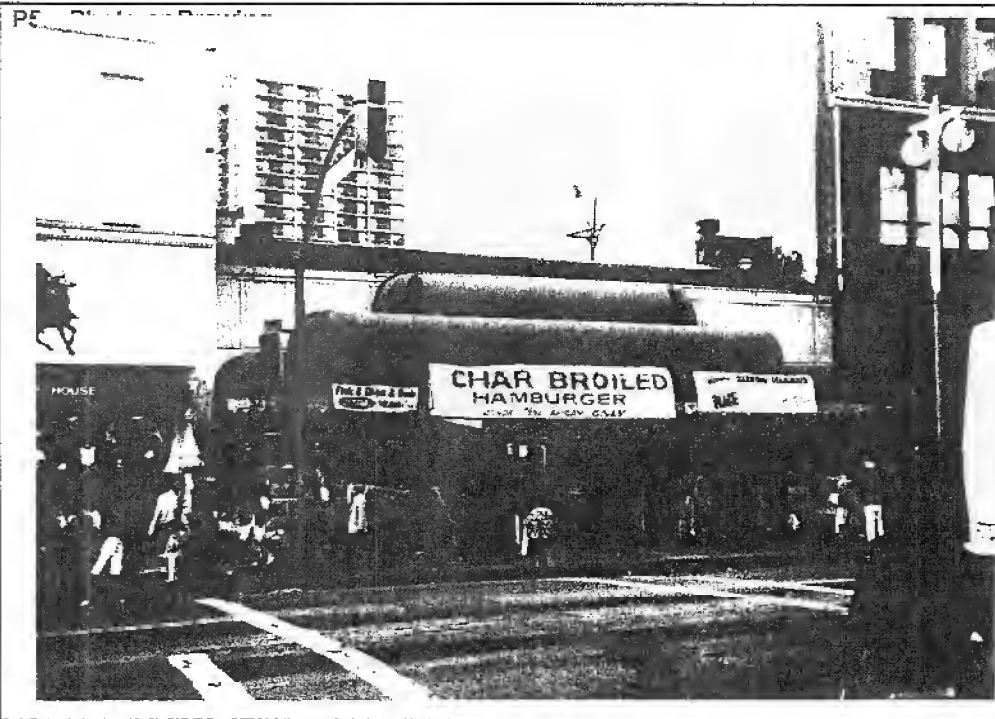
e. Other Locational Data:

P3a. Description:

Formerly a three-story brick building, this building is now one story high. It has been completely altered to a largely unarticulated, stuccoed facade.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1900 (E) National Register Form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

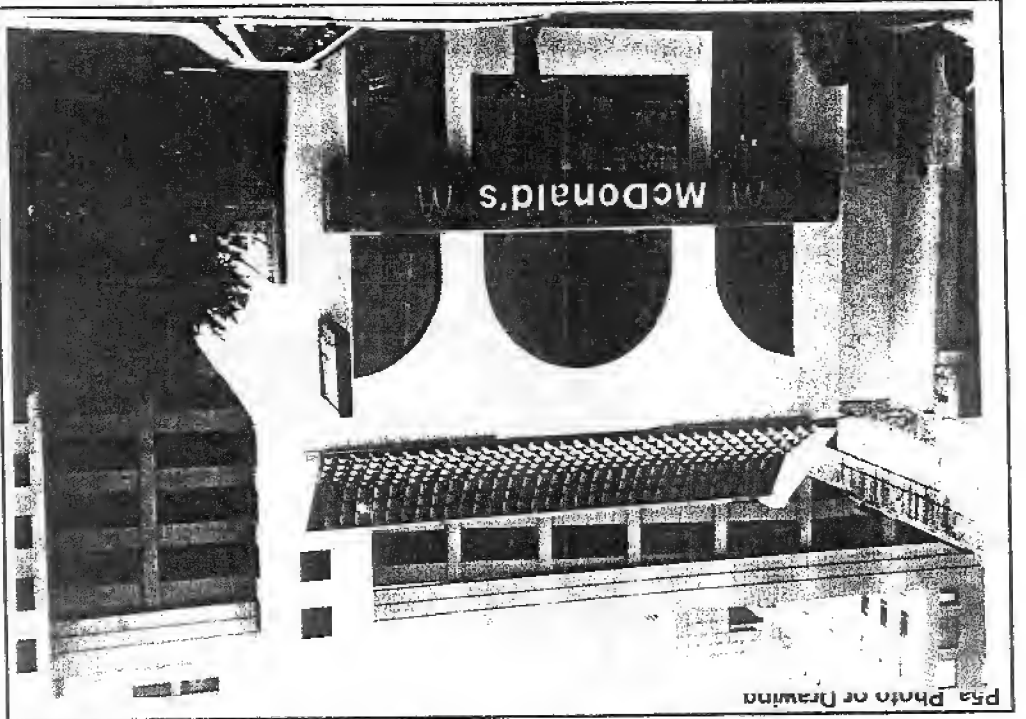
P1. Other Identifier:  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.  
c. Address 328-330 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone: ME/ MN  
e. Other Locational Data:

**P3a. Description:**

One-and-one-half story commercial building with arched window openings on the facade.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 331-335 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

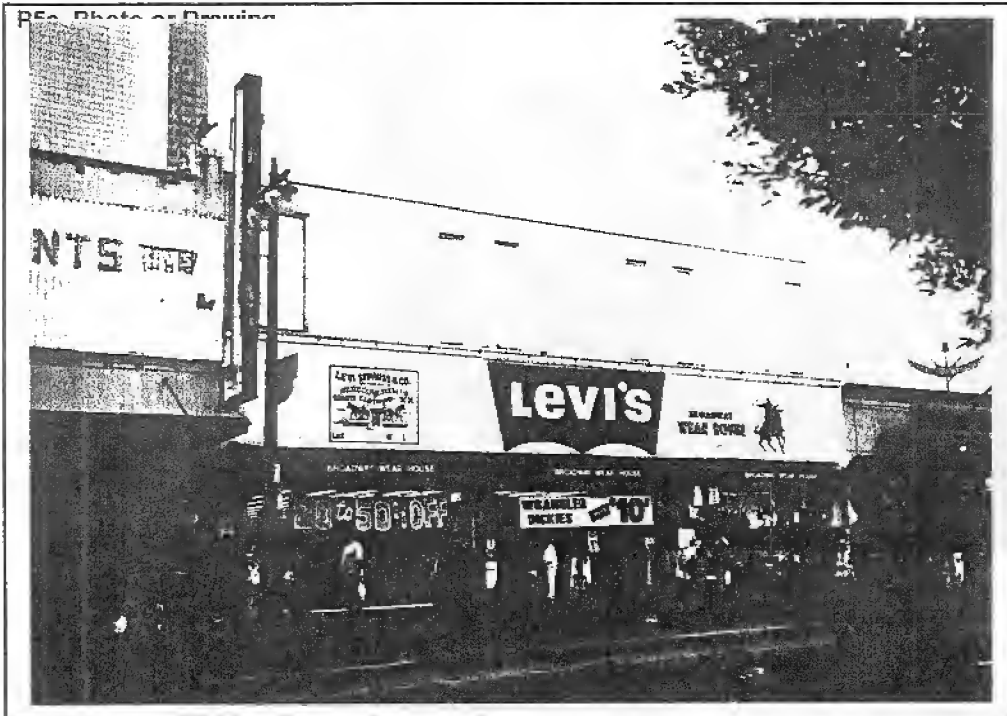
## P3a. Description:

Two story commercial building which was originally a four-story brick building by A. M. Edelman. The building has been altered to two stories with alterations made to the first floor. The articulation and window openings of the second floor are also altered and have been refinished in stucco.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1900 (F) Building Permit

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

## P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG



Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 336 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone: mE/ mN

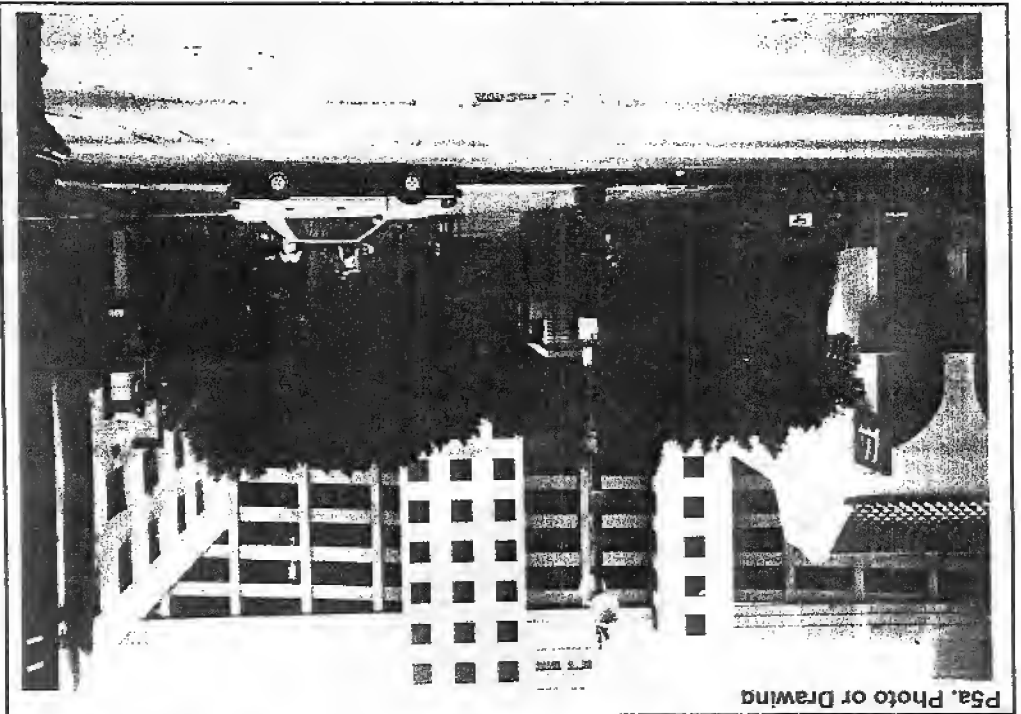
e. Other Locational Data:

P3a. Description:

One-story retail building designed as a part of the adjacent vest-pocket park. The building is constructed of concrete block with large, glass storefronts and projecting canopies.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec ; B.M.

c. Address 337-339 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone ; mE/ mN

e. Other Locational Data:

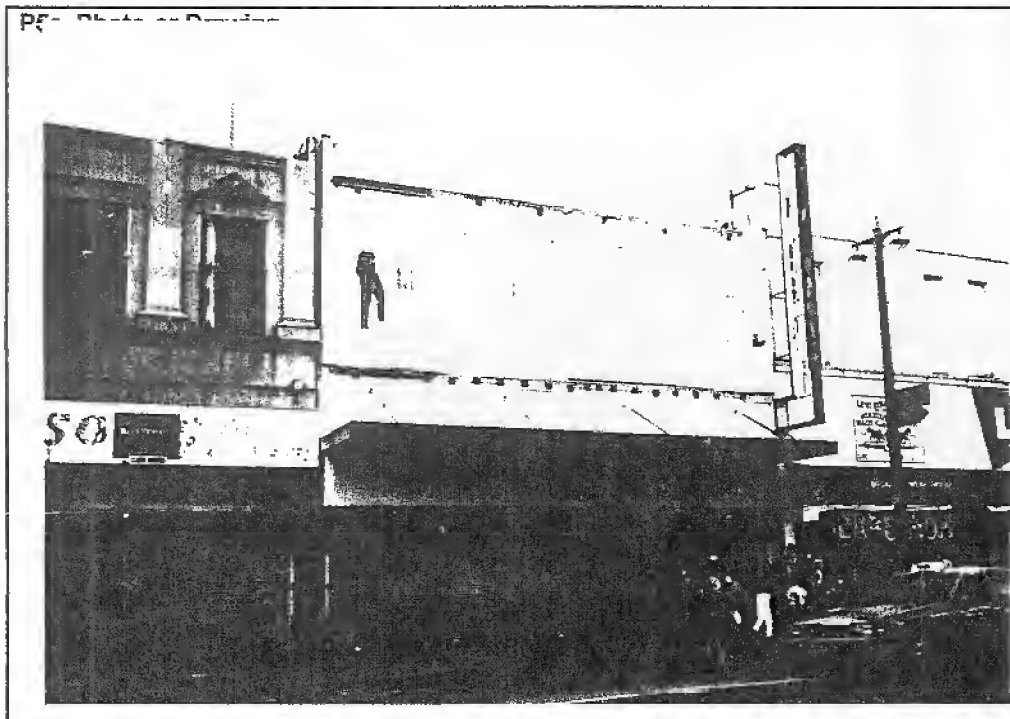
P3a. Description:

Originally a four-story brick structure, the building has been altered to two stories and the facade stuccoed over. The original ornamentation has been removed.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5. Photo of Resource



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1900 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code

Reviewer

Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other Identifier: Trustee Building  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles

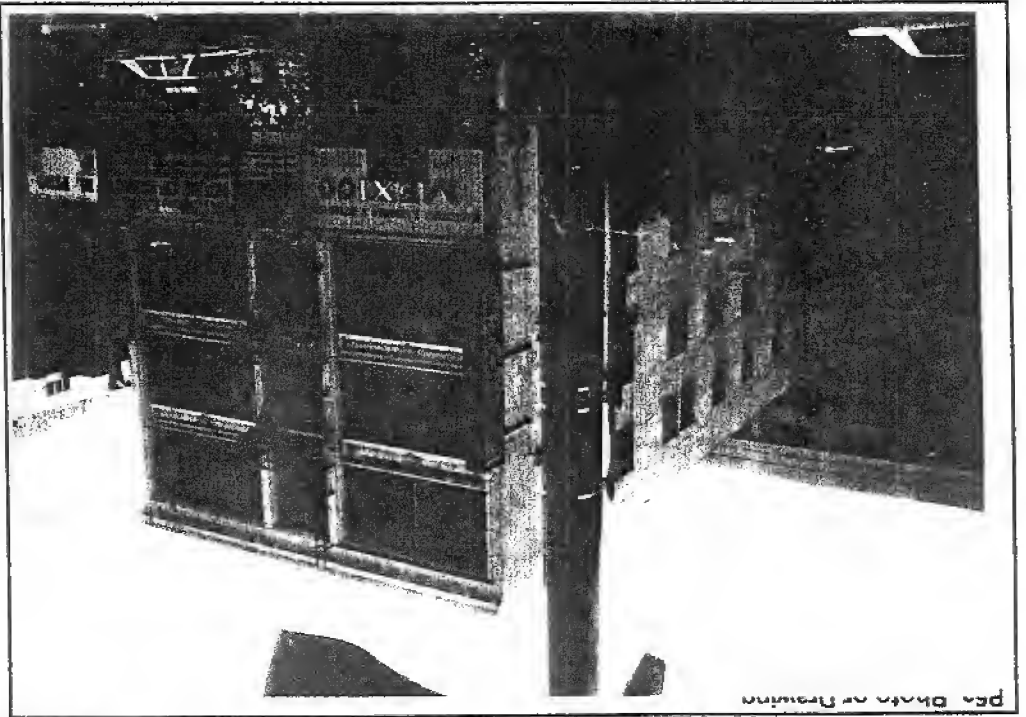
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 340-344 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:

**P3a. Description:**

Four-story brick and concrete retail and office building by Parkinson & Bergstrom. The facade has very wide window bays, and the first floor has been altered and part of the cornice may have been removed.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1905 (E) National Register Form  
P7. Owner and Address: unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☒ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Y3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 341-345 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

P3a. Description:

This two-story commercial building was originally four stories high. The building has been altered to two stories, the mezzanine has been obscured, and all of the fenestration of the broad second floor window bays has been replaced by windows with thin, metal frames. A small amount of the original terra cotta decoration remains over the second floor windows in the north and south bays. Due to these alterations, the building is no longer a contributor to the Broadway Theater and Commerical District.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

1903 (E) National Register Form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

**P3a. Description:**

One-story brick building with a flat roof, consisting of two storefronts. The facade is completely obscured by signage.

P1. Other Identifier:  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 346 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone: m/E/ m/N  
e. Other Locational Data:

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P5b. Description of Photo:  
P5a. Photo or Drawing  
P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1907 (E) National Register Form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

## PRIMARY RECORD

Primary #

HRI#

Trinomial

NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 347-349 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

P3a. Description:

Two-story brick structure with a completely altered facade. The facade is a flat, stuccoed surface.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

1908 (E) National Register Form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG



Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Y2

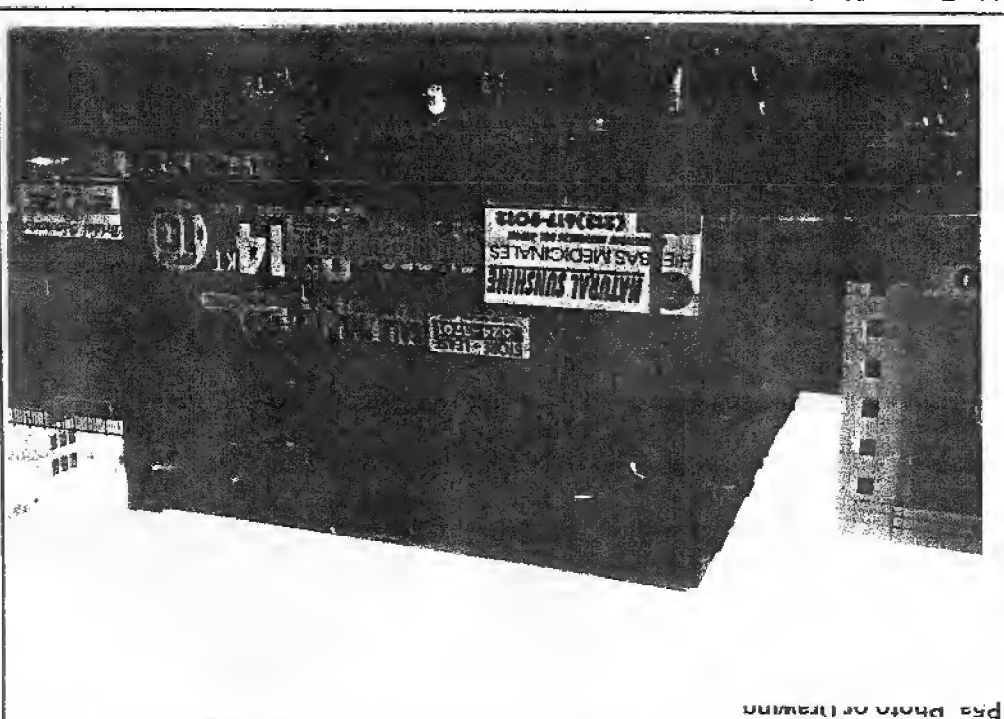
Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.  
c. Address 350-354 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:  
P3a. Description:  
Altered three-story brick and iron structure of Italianate design by R. B. Young with fluted columns and arched windows. The parapet with balustrade has been removed, and the entire facade has been covered with a metal siding which resembles wood shingles. Due to this alteration, which obscures the entire facade, the building is no longer a contributor to the Broadway Theater and Commercial District.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo of Building



P11. Report Citation:

Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 351-353 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

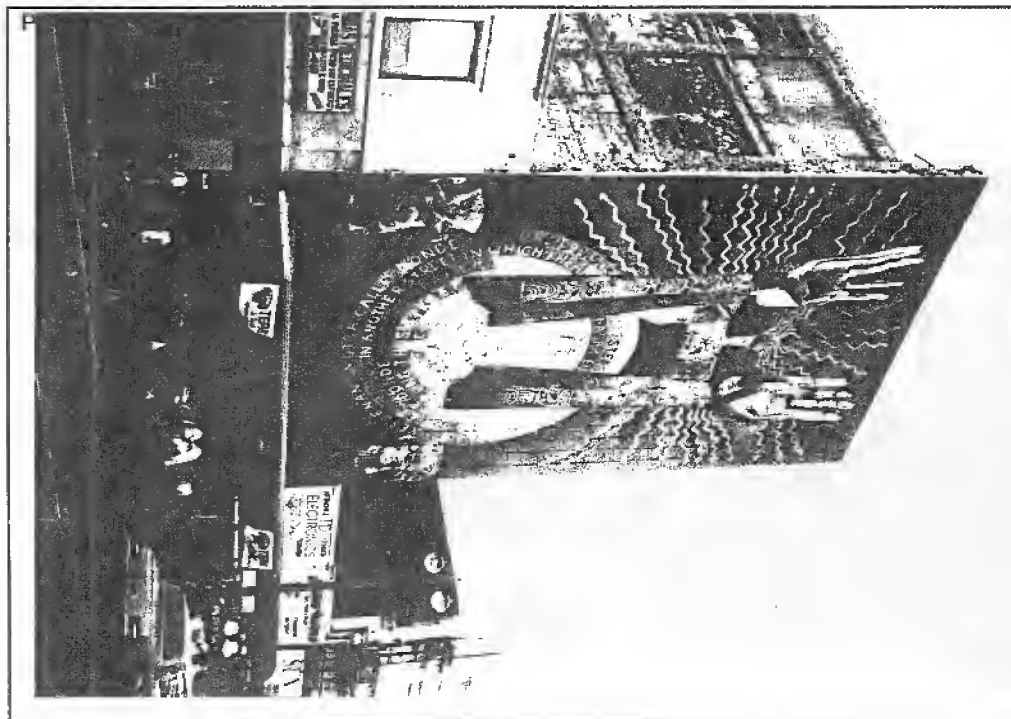
e. Other Locational Data:

P3a. Description:

Six-story brick structure. The entire facade has been remodeled as a flat, stuccoed surface above a projecting canopy. There are no openings in the upper portion of the facade.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1912 (E) Building Permit

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.

c. Address 355-359 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone: mE/ mN

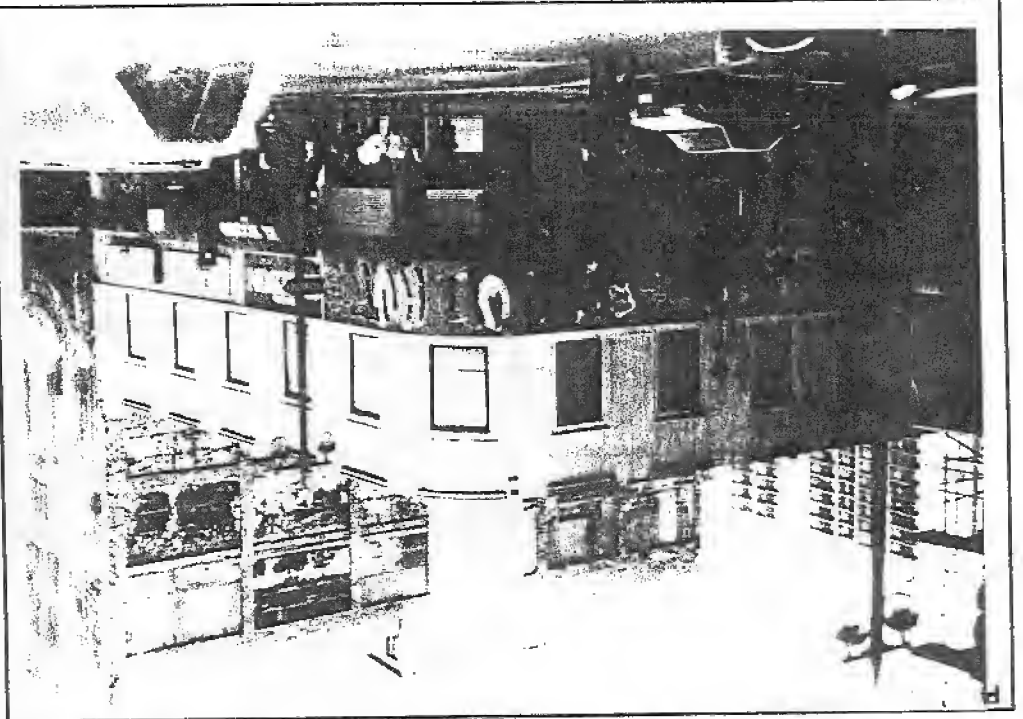
e. Other Locational Data:

P3a. Description:

This two-story commercial building was originally seven stories high, but has been thoroughly altered. It is located on a corner lot, and the corner of the building at Fourth Street and Broadway is curved in plan. The building has a flat roof and a series of thin cornice elements which are located along the top of the parapet only above the window openings. Fenestration consists of fixed, single panes surrounded by a slight relief in the flat facade.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1897 (E) National Register Form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Y2

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

- P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Los Angeles  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.  
c. Address 356-364 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone; mE/ mN  
e. Other Locational Data:

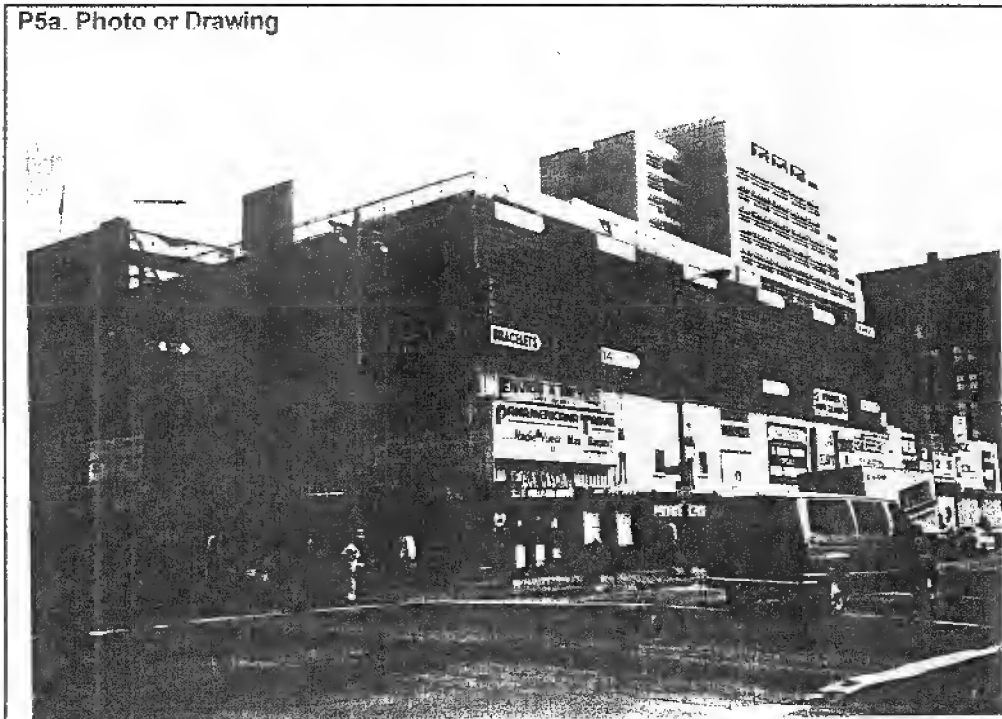
P3a. Description:

This three-story commercial building has been heavily altered. Originally a seven-story brick structure designed by John Parkinson, the building was of Romanesque design with a glazed, pressed brick facade. The upper stories were removed, and the facade has been covered by metal siding, some of which resembles wood shingles. Due to this major alteration, which obscures the entire facade, the building is no longer a contributor to the Broadway Theater and Commercial District.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1902 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Z1

Other Listings  
Review Code

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

Date

Reviewer

**P3a. Description:**

This recently-constructed, one-story commercial building has a flat roof and consists mainly of storefronts which open on to the sidewalk. The corner of the plan at Fourth Street and Broadway is cut off at an angle.

e. Other Locational Data:

d. UTM: Zone : mE/ mN

c. Address 400-422 S BROADWAY City Los Angeles Zip 90013

b. USGS 7.5' Quad Date T: R: 1/4 of Sec : B.M.

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles

P1. Other Identifier:

P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

P7. Owner and Address:  
unknown

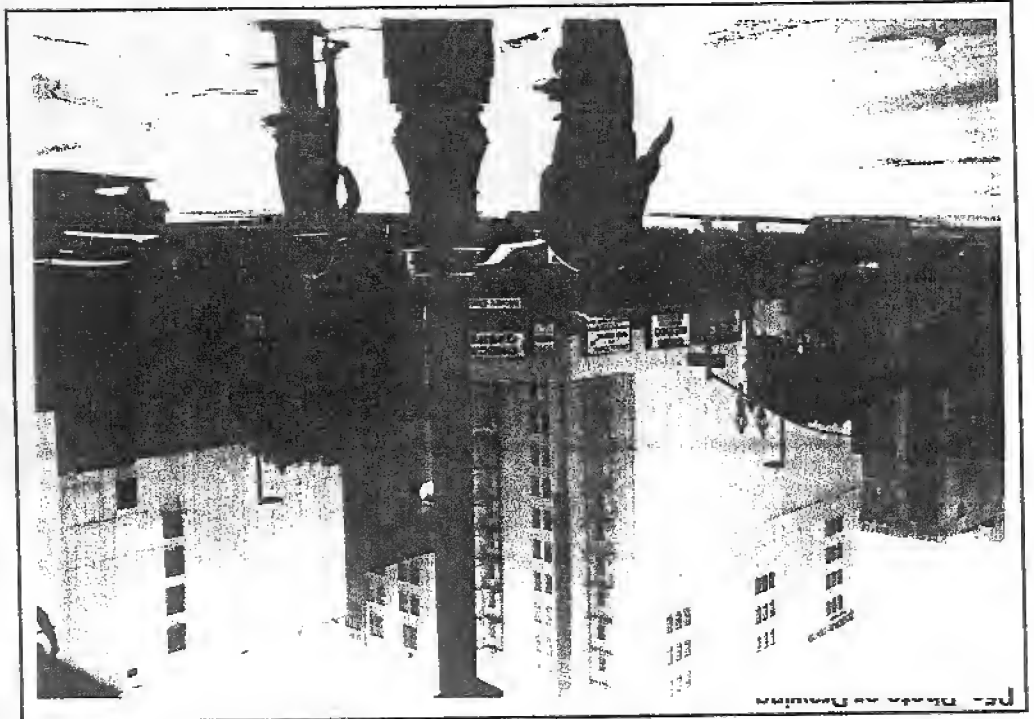
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG



# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Broadway Department Store/State Office Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 401-423 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

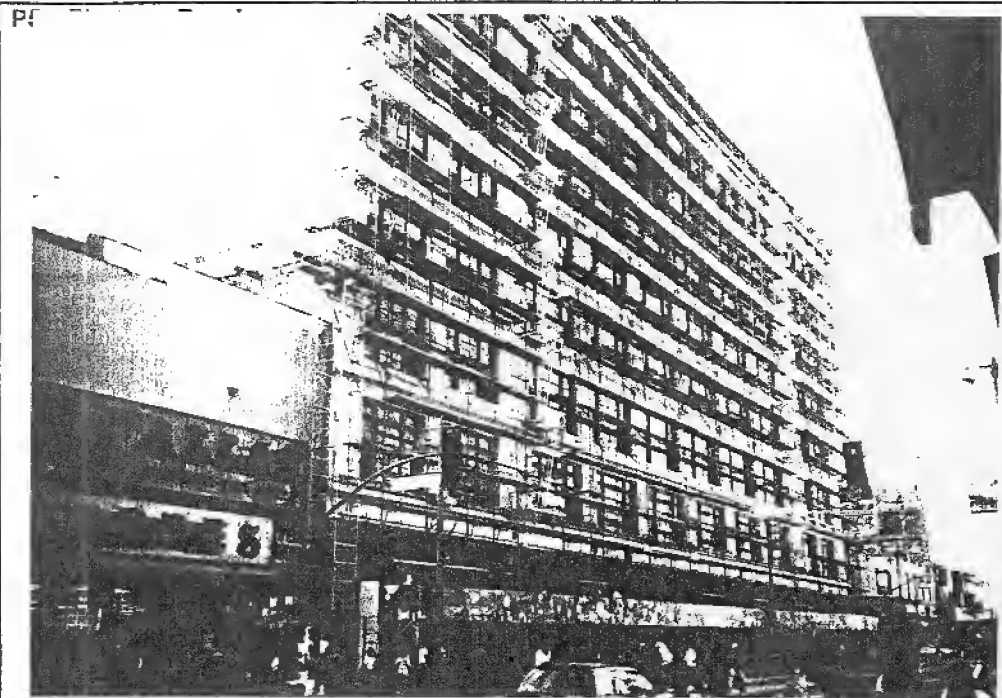
e. Other Locational Data:

## P3a. Description:

Ten-story concrete structure by Parkinson & Bergstrom with a brick and glazed terra cotta facade including many ornamental details. Originally a department store, the building is currently in the process of rehabilitation for use as State offices.

P3b. Resources Attributes: 14 Government Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



## P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1913 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

## P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG



PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code

Reviewer

Date

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P3a. Description:

Ten-story reinforced concrete and brick structure by C. R. Aldrich with a granite and terra cotta facade. A theater was installed on the first floor in 1924, and the lobby was remodeled in 1929. The storefronts and mezzanine have been completely altered.

e. Other Locational Data:

d. UTM: Zone : ME/ MN

c. Address 424 S BROADWAY City Los Angeles Zip 90013

b. USGS 7.5' Quad Date T : R : 1/4 of 1/4 of Sec : B.M.

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

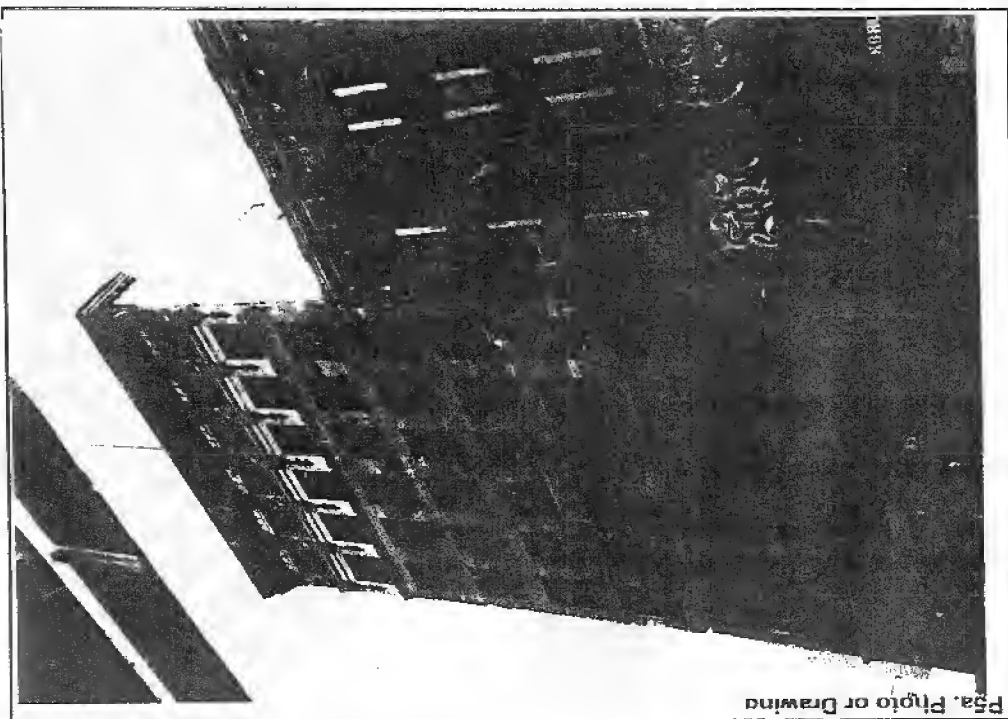
P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

P1. Other Identifier: Broadway Central Block

P3b. Resource Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P7. Owner and Address:  
unknown

1906 (E) National Register form

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Z1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Los Angeles  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.  
c. Address 425-429 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone; mE/ mN  
e. Other Locational Data:

P3a. Description:

Three-story commercial building, completely altered with a flat, stuccoed facade with no openings above the first floor.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and  
Sources: ☒ Historic ☐ Both  
☐ Prehistoric  
1905 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

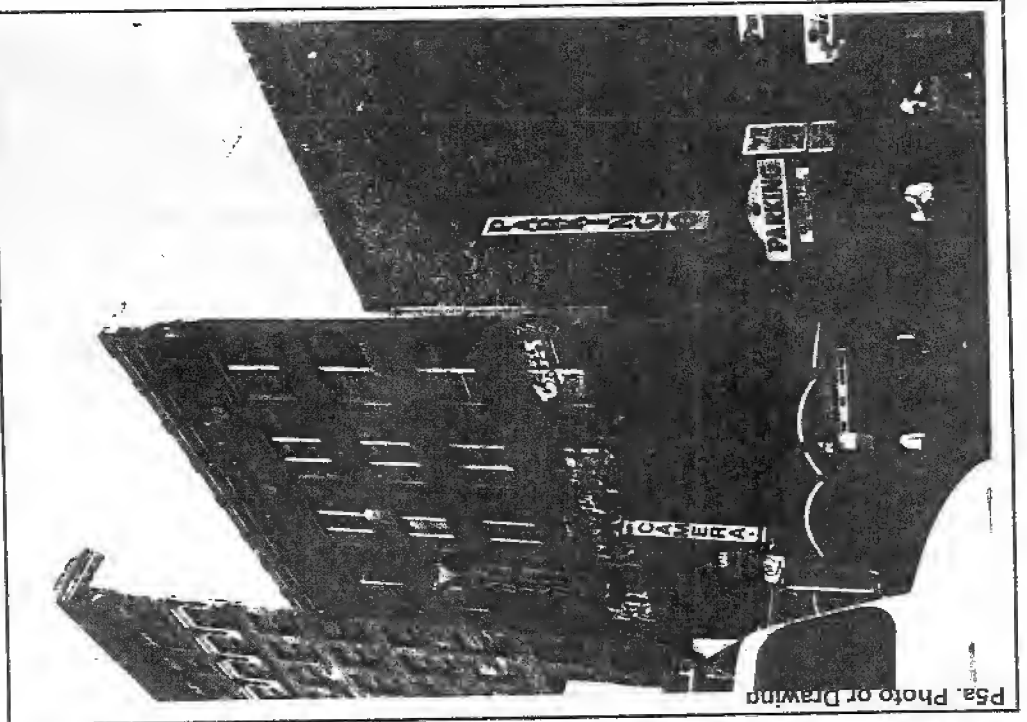
Six-story reinforced concrete structure with a terra cotta cornice, designed by Morgan & Walls. The base of the building has been completely altered, and perforated metal screens have been added to shade the window openings on the lower part of the facade.

P3a. Description:

P1. Other Identifier: Bumiller Building/Campbell W. Blake Building  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 430 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1906 (E) National Register form  
P7. Owner and Address: unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Wilson Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 431-435 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

## P3a. Description:

Three-story brick and concrete structure with a facade three bays wide. Facade ornamentation includes a cornice with brackets, columns topped by capitals, and a band of floral designs on the surface over the third floor windows. The first floor has been altered.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



## P5b. Description of Photo:

P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1909 (E) National Register form

P7. Owner and Address:

unknown

P8. Recorded by: Christy Johnson

Historic Resources Group

1728 Whitley Ave.

Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

## P11. Report Citation:

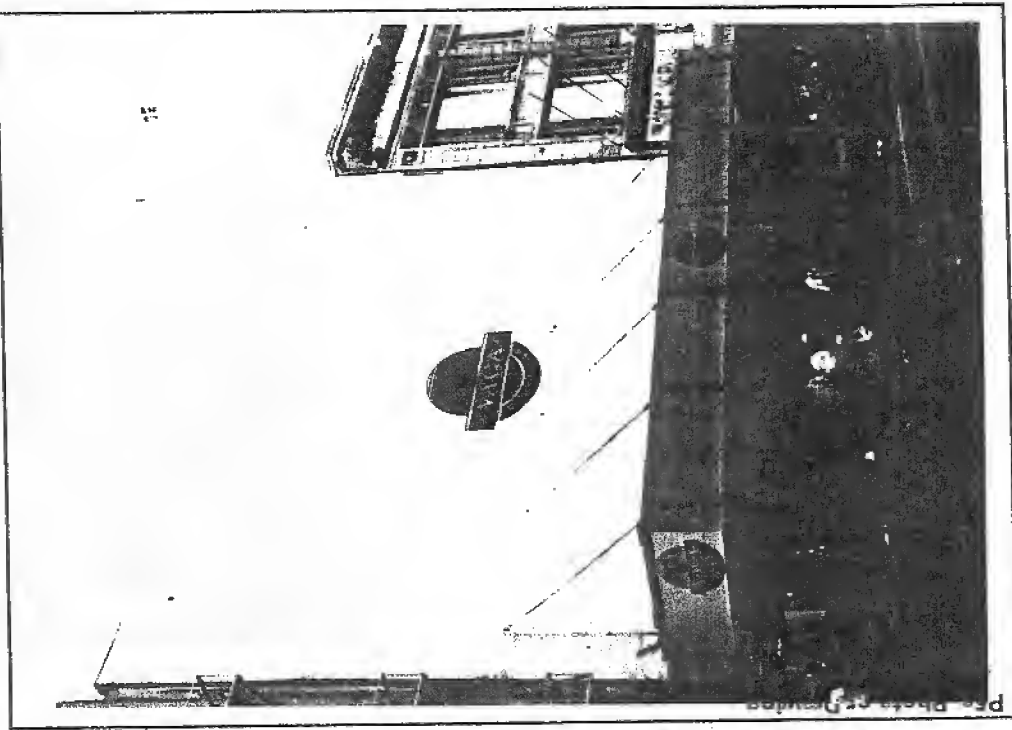
Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:  
P2. Location: ☒ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 437 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:  
P3a. Description:  
Altered three-story commercial building. The flat, stuccoed facade has no openings above the first floor.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1942 (E) National Register form  
P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Other:  
☐ Artifact Record ☐ Photograph Record  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 443-445 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

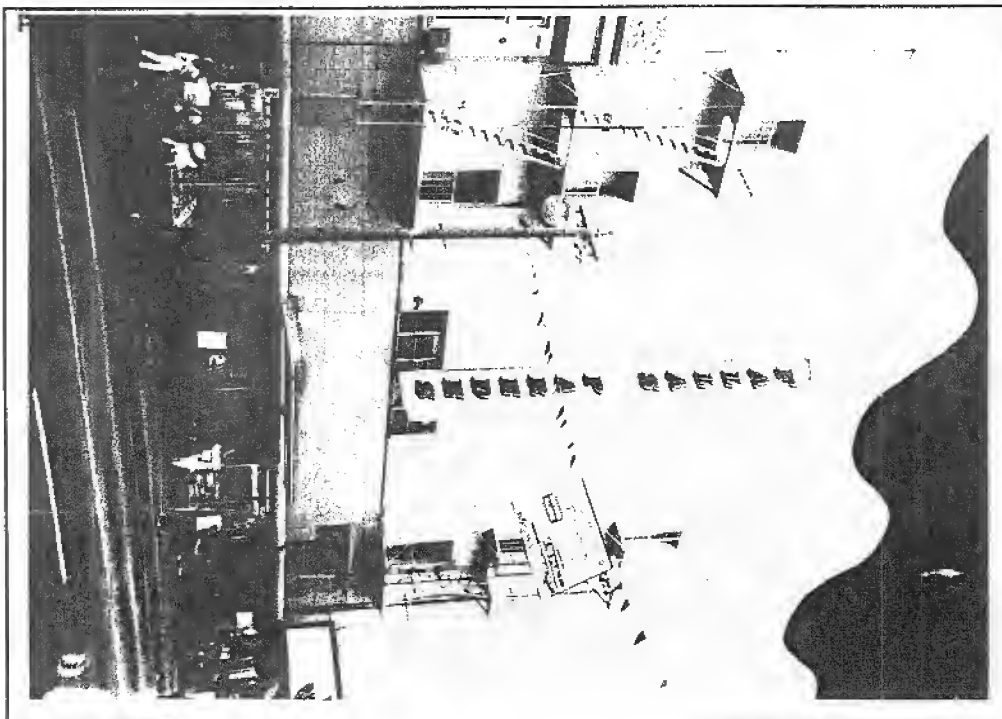
e. Other Locational Data:

### P3a. Description:

Four-story concrete commercial building with a heavily altered, plain stuccoed facade.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG



PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Z1

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.

c. Address 440 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone: mE/ mN

e. Other Locational Data:

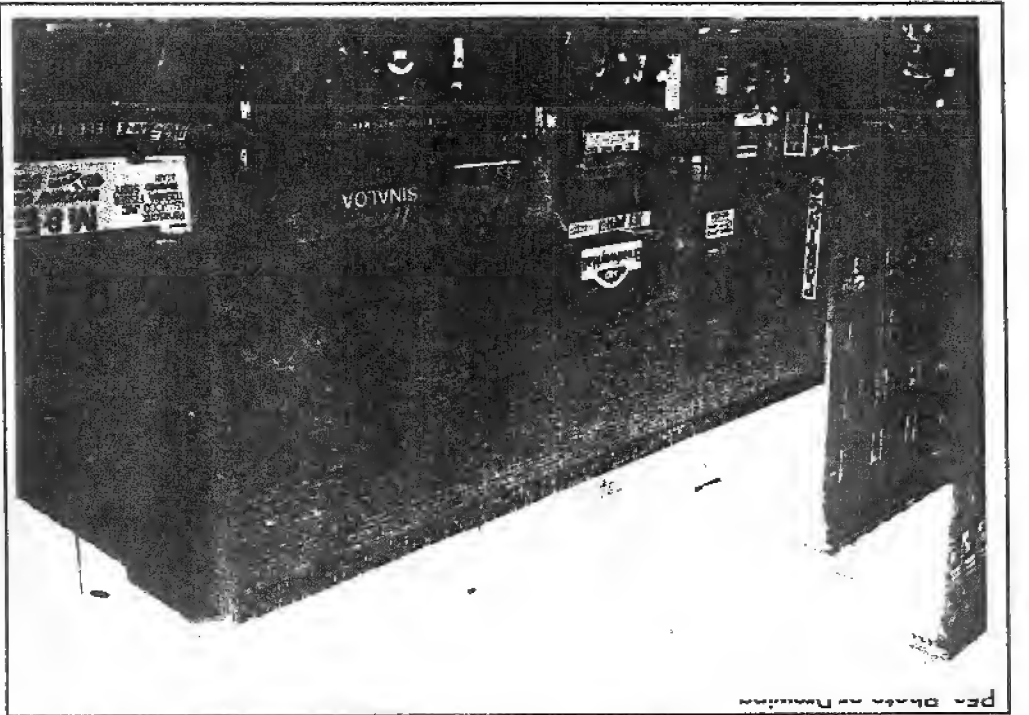
P3a. Description:

A three-story concrete parking structure, clad in brick, with four storefronts opening to the sidewalk.

P3b. Resources Attributes: 39 Other/Parking Garage

39 Other ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1984 (E) State Inventory  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

## PRIMARY RECORD

Primary #

HRI#

Trinomial

NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 450 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

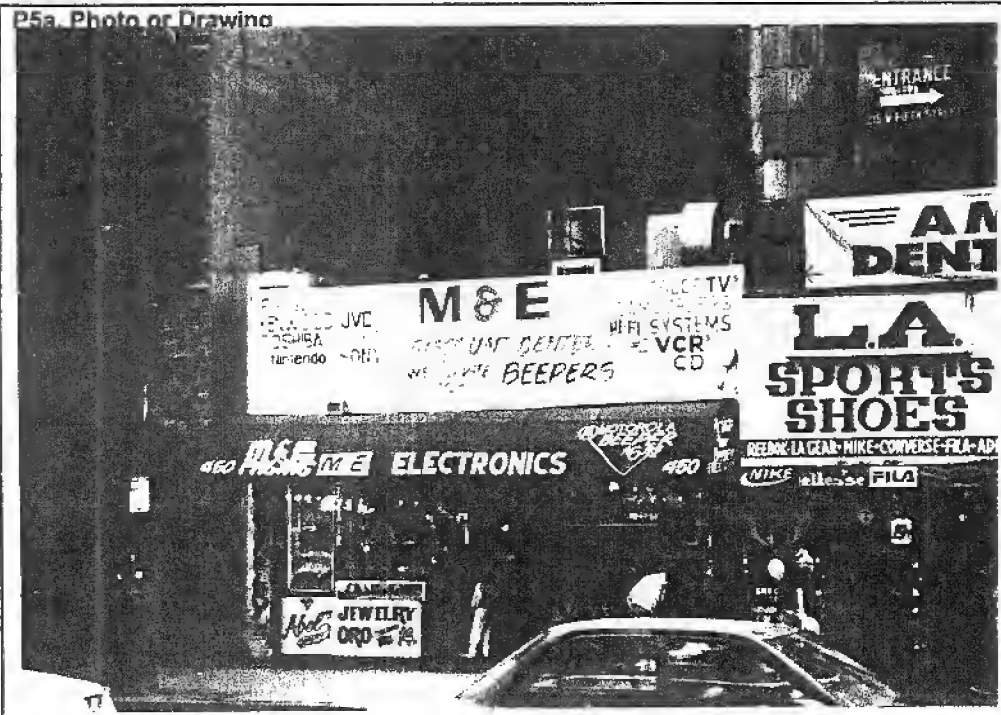
**P3a. Description:**

One-and-one-half-story brick structure by R. B. Young. No fabric from the original facade is visible.

**P3b. Resources Attributes:** 06 Commercial Building, 1-3 stories

**P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

**P5a. Photo or Drawing**



**P5b. Description of Photo:**

**P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Both ☐ Prehistoric

1900 (E) National Register form

**P7. Owner and Address:**  
unknown

**P8. Recorded by:** Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

**P9. Date Recorded:**

**P10. Survey Type:** Section 106  
Review

**P11. Report Citation:**

**Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code

Reviewer

Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 451-457 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone: inE/ mN

e. Other Locational Data:

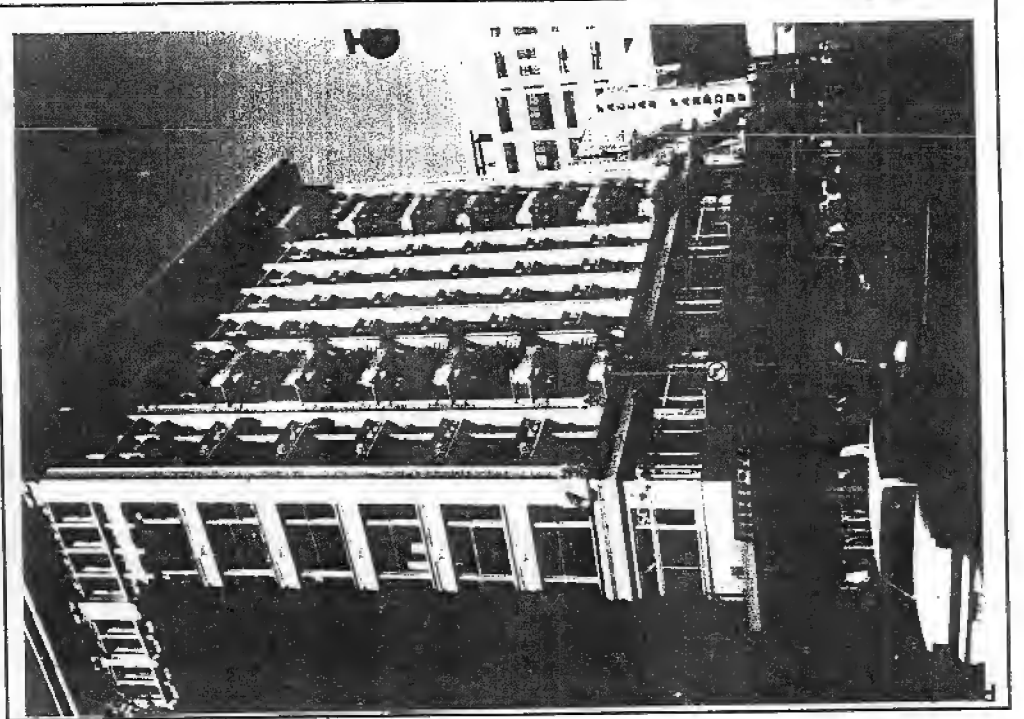
P3a. Description:

Nine-story concrete-frame commercial building designed by Parkinson and Bergstrom. The building is clad in terra cotta and its ornamental features include a heavy cornice. Major alterations made to the street-level frontage on both sides appear to date to the 1950s.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P7. Owner and Address:  
unknown

1913 (E) National Register form

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Chester Williams Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 452-460 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

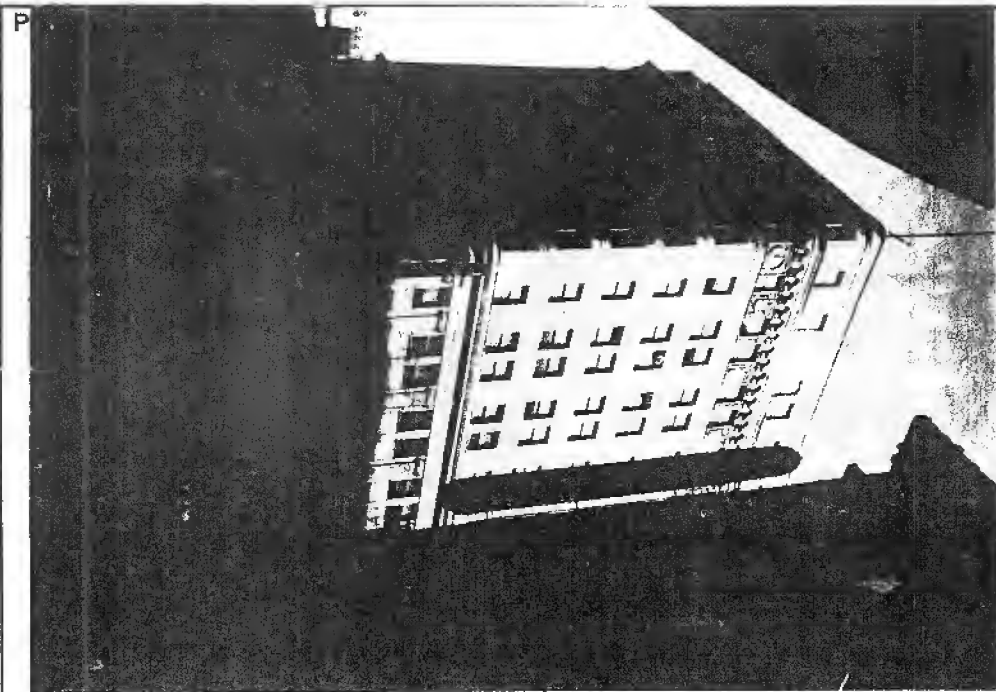
e. Other Locational Data:

## P3a. Description:

Twelve-story reinforced concrete on steel frame structure by Curlett & Beelman with a rounded corner, and a glazed terra cotta facade designed to look like cut stone. Prominent string courses divide the facade into four zones. The first floor has been slightly altered and the mezzanine obscured.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



## P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1926 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

## P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID  
Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1  
Resource Name or #: Broadway Theater and Commercial District

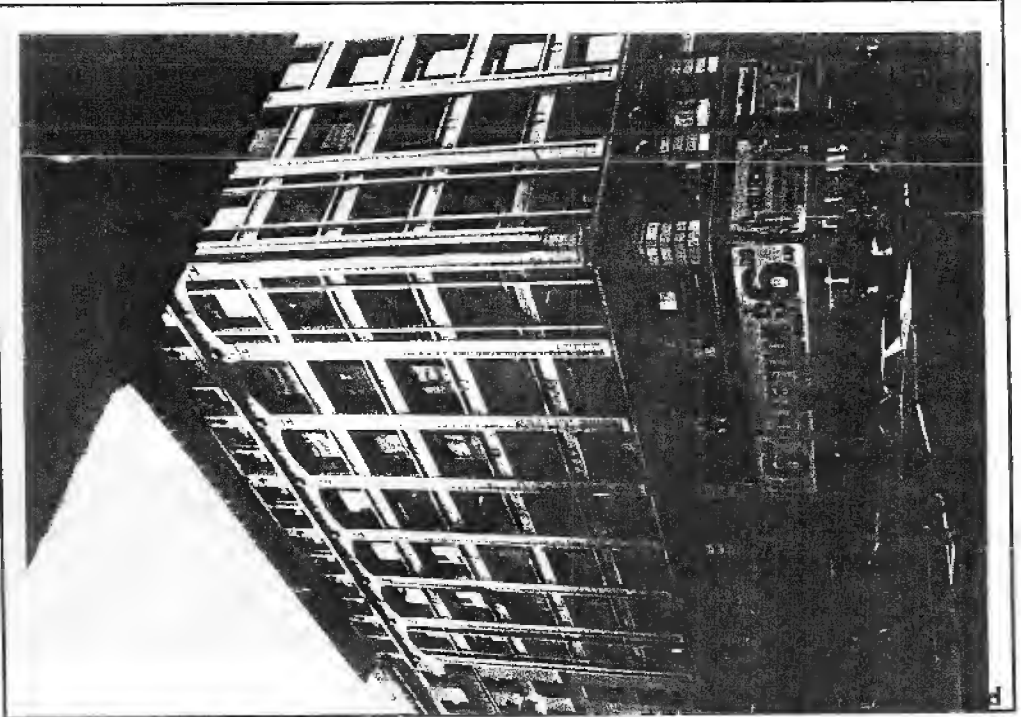
**P3a. Description:**

Eight-story concrete structure of Romanesque design by Morgan and Walls with terra cotta facade and ornamentation including segmental arched windows on the seventh story and a heavy cornice over the attic story. The first floor has been altered, and the mezzanine level has been obscured. The glass block sidewalk in front of the building is a character-defining feature of the property.

P1. Other Identifier: Jewelry Trades Building  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 500-508 S BROADWAY (220 W. 5TH ST.) City Los Angeles Zip 90013  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

**P5b. Description of Photo:**



P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1912 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 501-515 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

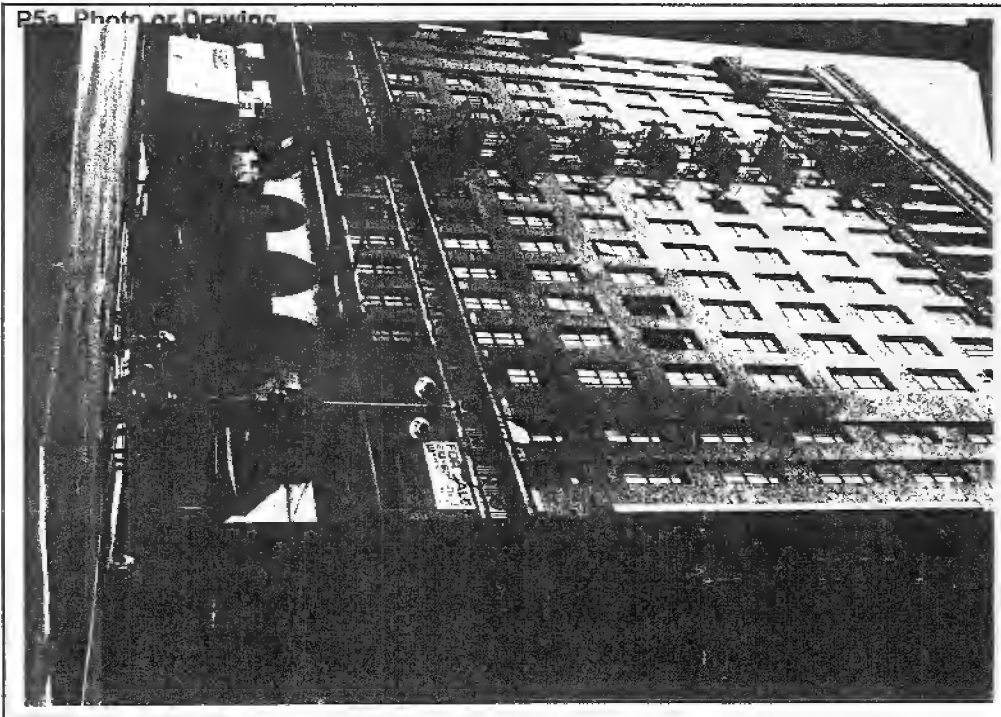
### P3a. Description:

Eleven-story concrete structure with terra cotta and brick facade by A. E. Curlett. A minor amount of ornamentation has been removed, and the base has been badly remodeled.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1927 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG



Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

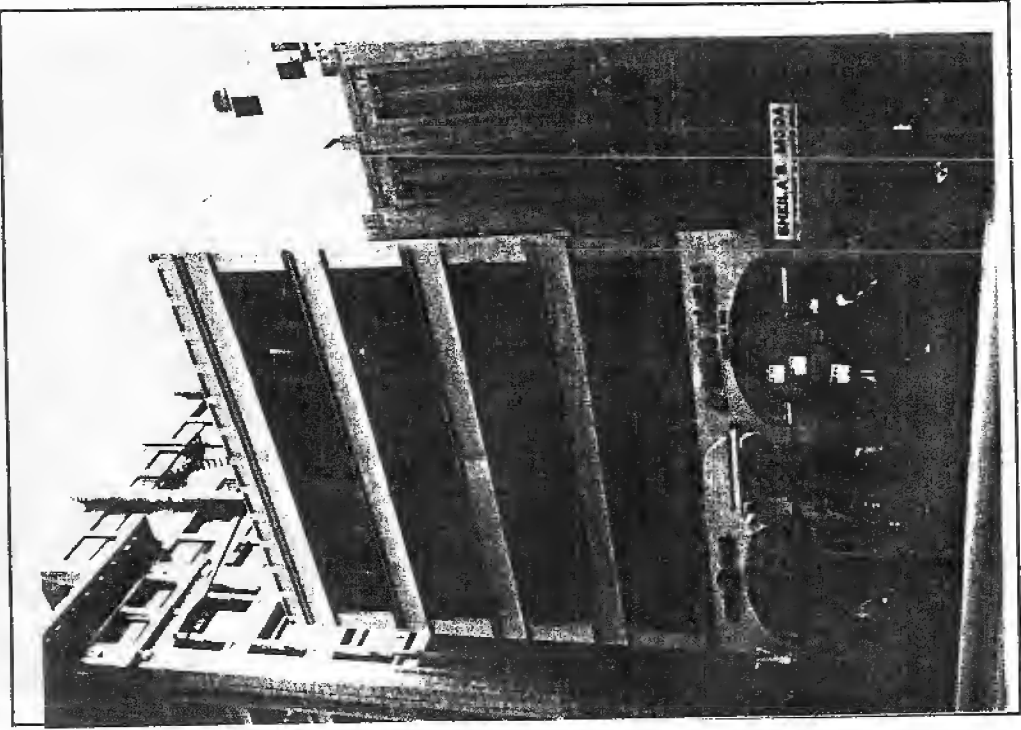
P1. Other Identifier:

a. County Los Angeles  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 510 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:

P3a. Description:

Five-story brick building with pressed-brick facade by R. B. Young and upper windows that form almost solid bands. The cornice has been removed, and the first floor has been completely altered.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1905 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Roxie Theater

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 516-522 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

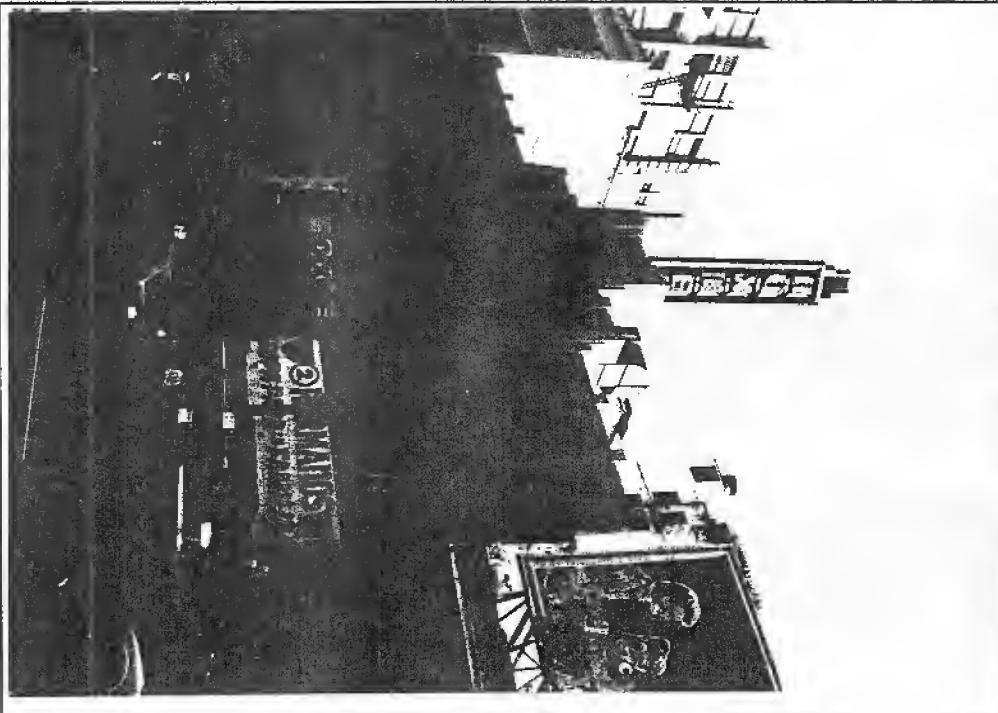
e. Other Locational Data:

### P3a. Description:

Two-story concrete and brick theater with shops on facade flanks, designed in Art Deco style by J. M. Cooper with floral patterns and grillwork on facade. There are currently five storefronts, two of which are located within the original entrance. The first floor storefronts have been completely altered, and the marquee appears to date to the 1960s or 1970s. The terrazzo sidewalk in front of the building is a character-defining feature of the property.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories/10 Theater

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



### P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1931 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

### P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.

c. Address 517-519 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone: mE/ mN

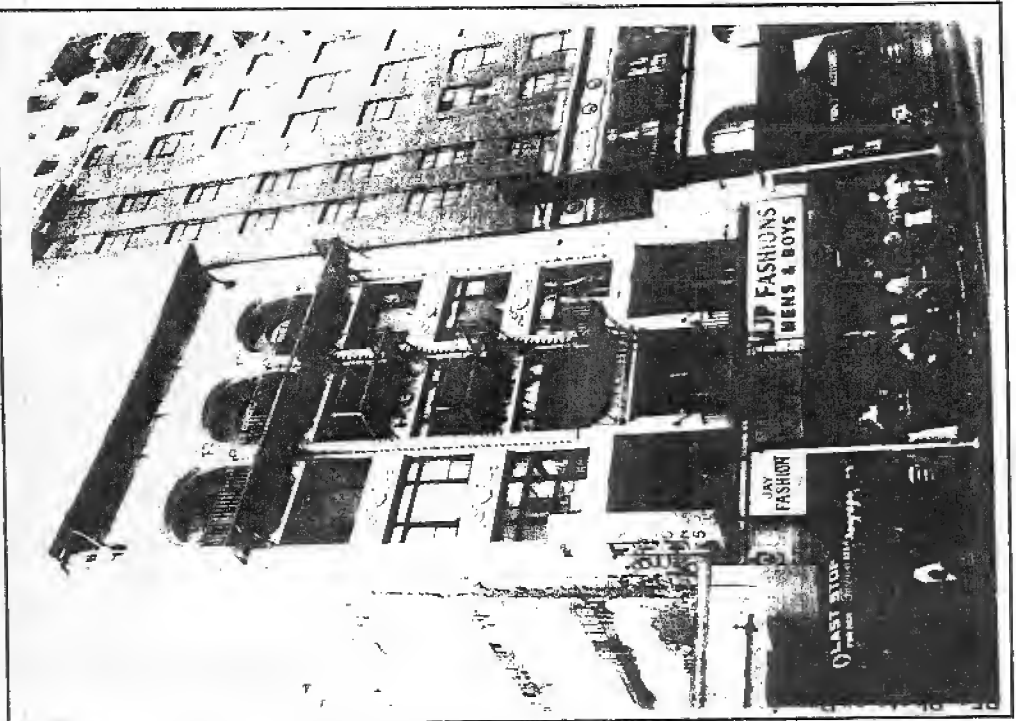
e. Other Locational Data:

P3a. Description:

Six-story brick structure with decorative facade including arched windows and twisted colonnettes between window openings. The first floor has been altered.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1902 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Clunes Broadway Theater/Cameo Theater

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 528 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

### P3a. Description:

Two-story brick and concrete theater building by A. F. Rosenheim, with a facade featuring a large rounded pediment above the entrance. Storefronts now fill the original entrance, and nothing is left of the first floor. The second story openings have been filled in and the facade re-stuccoed.

P3b. Resources Attributes: 10 Theater; 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1910 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

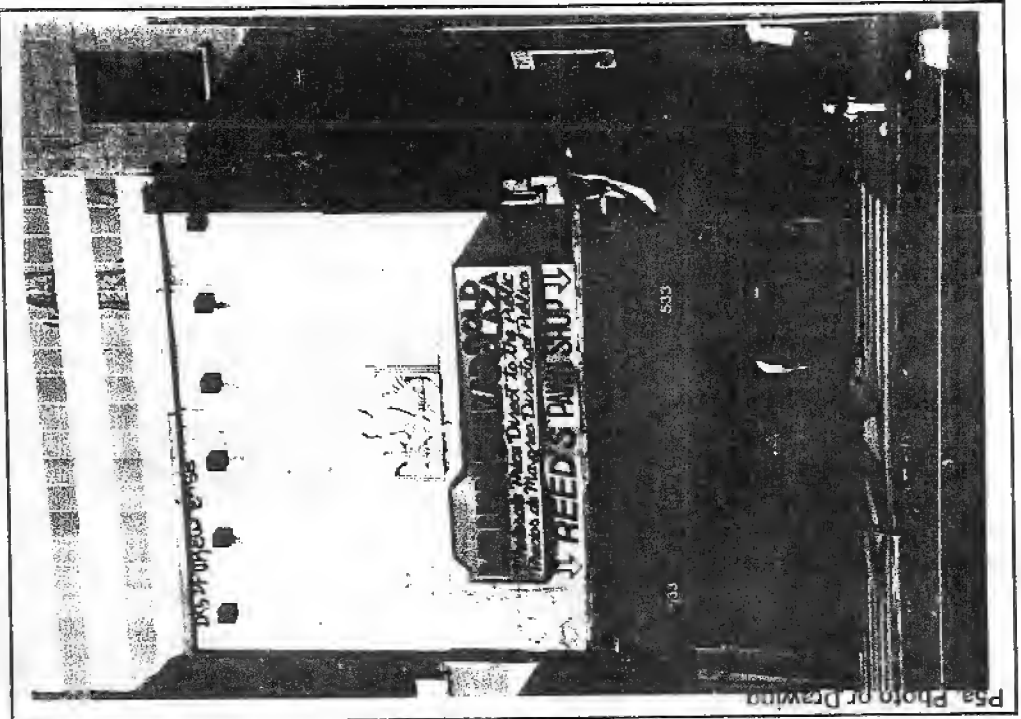
Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 533 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone: ME/ MN  
e. Other Locational Data:

P3a. Description:  
Two-story reinforced concrete building, its facade clad in white marble facade with low reliefs. The first floor has been altered. The terrazzo sidewalk in front of the building is a character-defining feature of the property.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:  
P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1931 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Pantages Theater/Arcade Theater

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 534 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

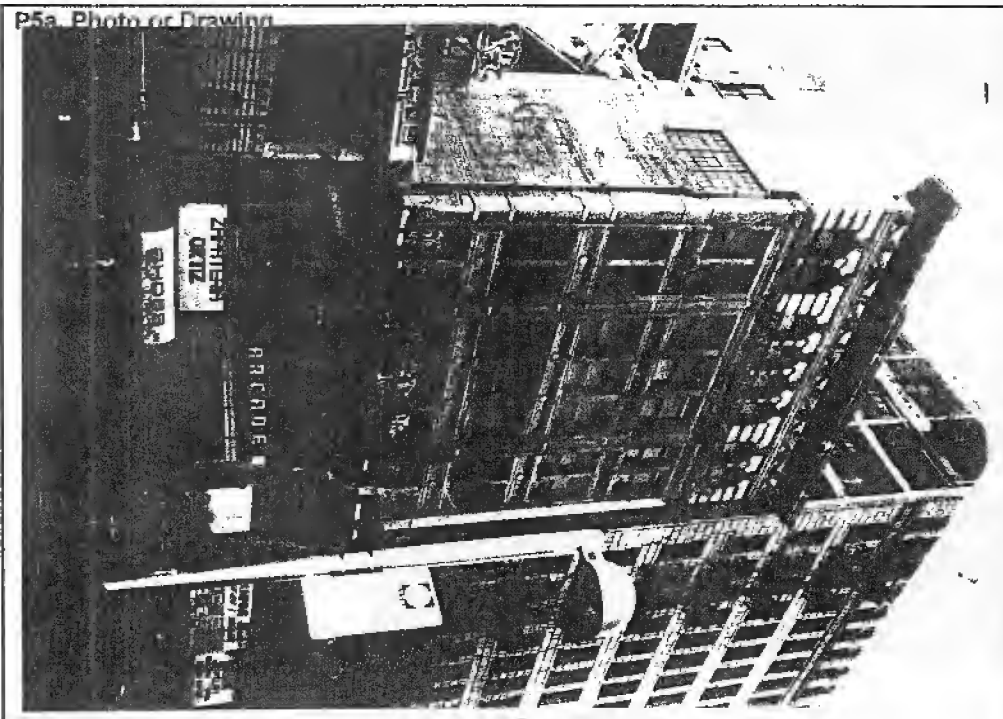
### P3a. Description:

Seven-story office and theater building of reinforced concrete with gray stucco facade by Morgan & Walls, and the facade shows Renaissance influence with Grecian columns. The first floor has been completely altered with no entrance to the theater. The terrazzo sidewalk in front of the building is a character-defining feature of the property.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories/10 Theater

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1910

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG



Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 535 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone: ME/ MN

e. Other Locational Data:

P3a. Description:

Formerly a five-story brick structure, this building has been reduced to one story. The facade is totally altered.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1903 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec ; B.M.

c. Address 537-541 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone ; mE/ mN

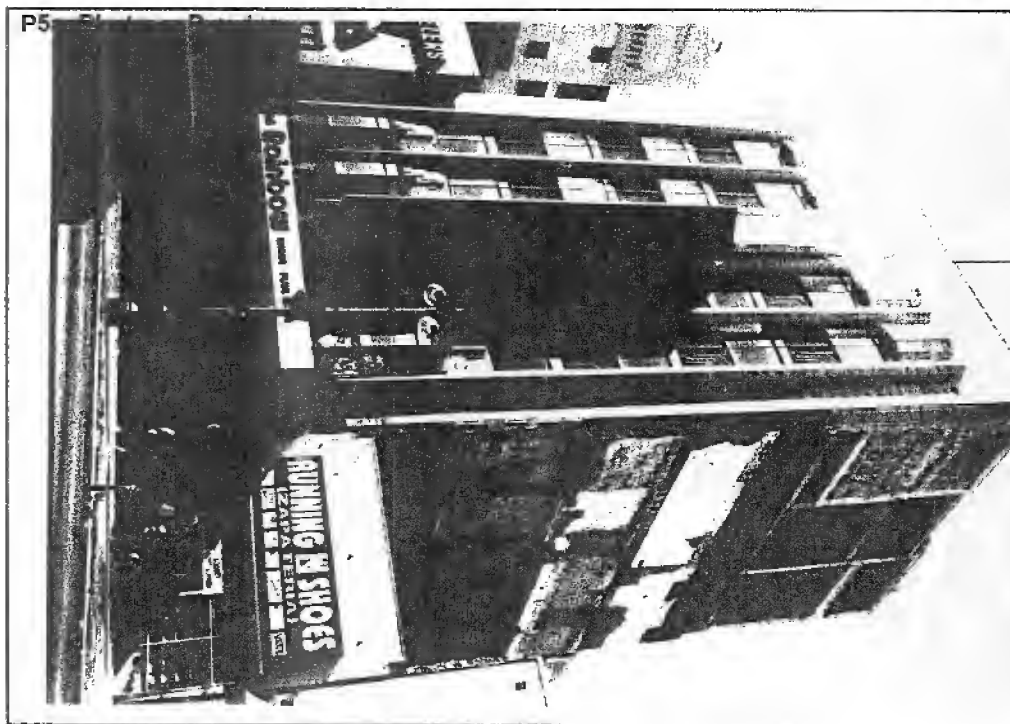
e. Other Locational Data:

P3a. Description:

Six-story reinforced concrete and brick structure in Art Deco style. The first floor has been altered.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1931 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

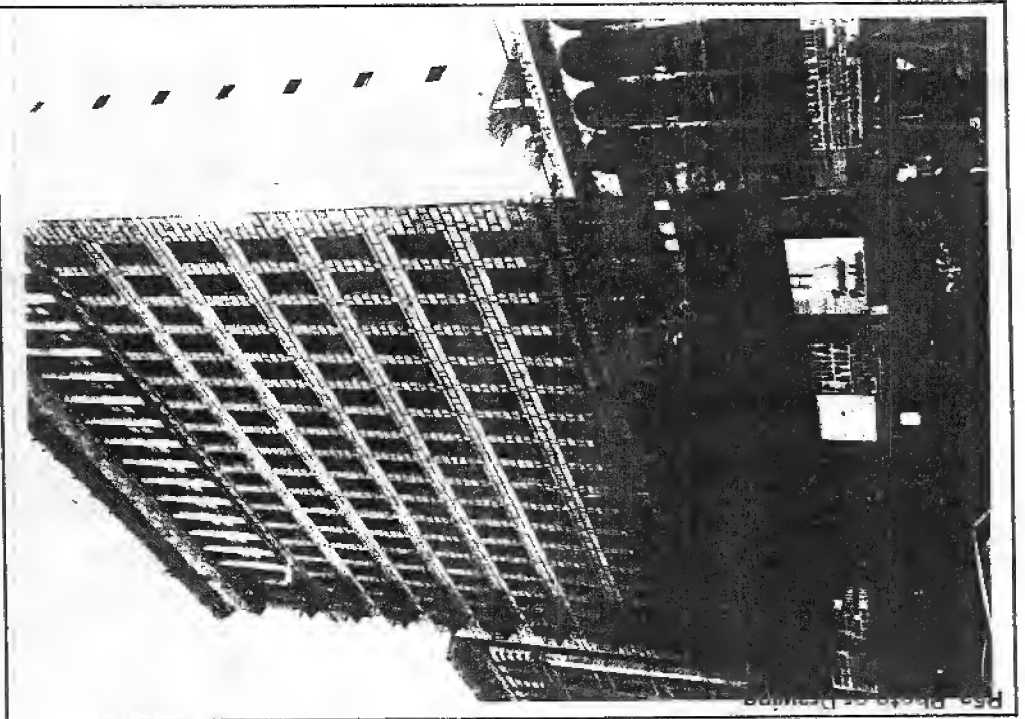
P1. Other Identifier: Broadway Arcade Building  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.  
c. Address 540 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone: ME/ MN  
e. Other Locational Data:

**P3a. Description:**

Twelve-story concrete office building consisting of two parallel wings connected by an inner atrium, designed by Kenneth MacDonald. A large, arched opening in the elaborate facade leads to this atrium, or arcade.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

**P5b. Description of Photo:**



**P11. Report Citation:**

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1924 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Z1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec ; B.M.

c. Address 543-547 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone ; mE/ mN

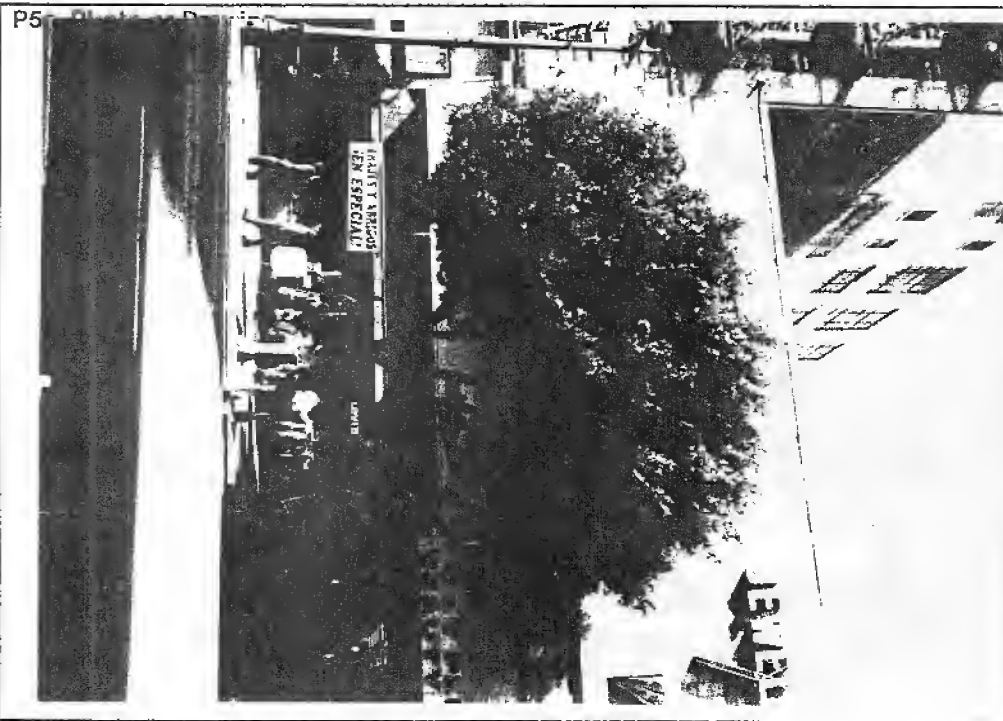
e. Other Locational Data:

## P3a. Description:

Three-story brick commercial building with a mostly unadorned facade, which is clad in different materials above each of two stores. There are few window openings above the first story.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1910 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

**P3a. Description:**

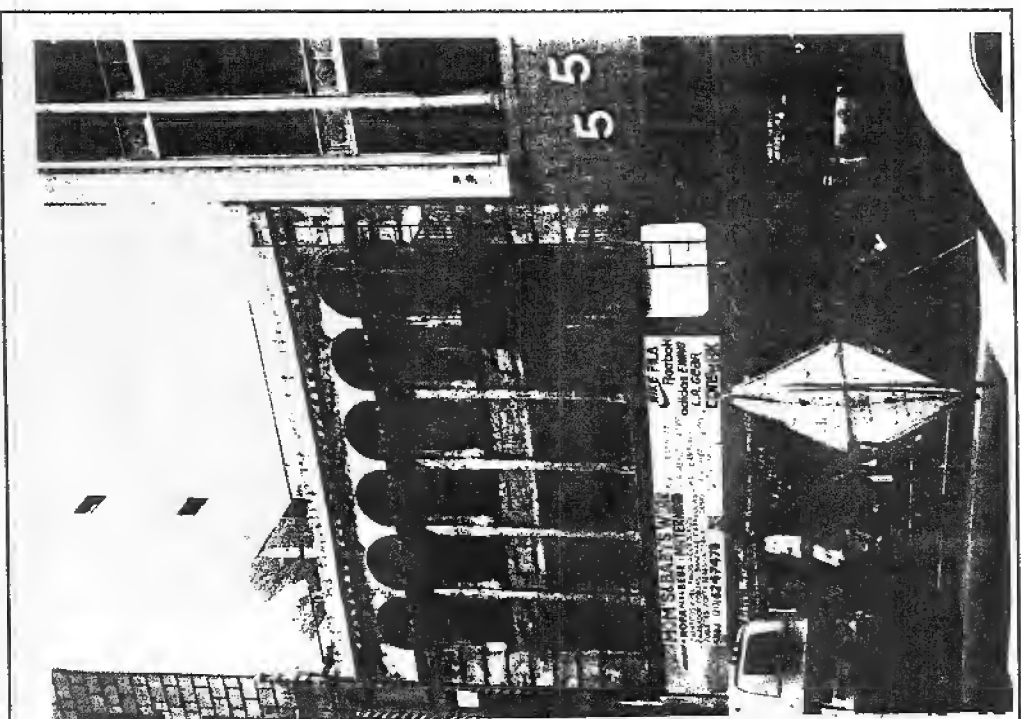
Three-story brick building in Italianate style with decorative arched windows by John Parkinson, with a facade of pressed brick. The first floor has been completely altered, and the original parapet has been removed. The facade is in poor condition.

P1. Other Identifier: Eden Hotel  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.  
c. Address 548 S BROADWAY City Los Angeles Zip 90013  
d. UTM: Zone: ME/ MN  
e. Other Locational Data:

**P3b. Resources Attributes:** 06 Commercial Building, 1-3 stories  
**P4. Resources Present:**

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

**P5b. Description of Photo:**



**P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Both ☐ Prehistoric  
1900 (E) National Register form  
**P7. Owner and Address:**  
unknown  
**P8. Recorded by:** Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
**P9. Date Recorded:**  
**P10. Survey Type:** Section 106  
Review

**P11. Report Citation:**

**Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 553 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

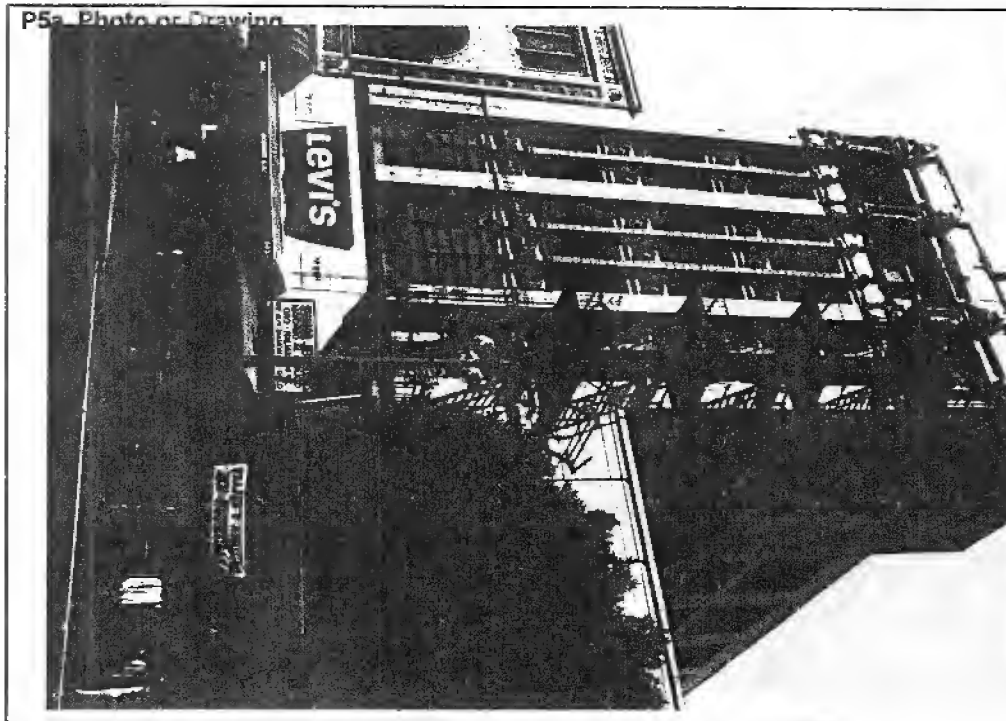
P3a. Description:

Six-story concrete and brick commercial building with terra cotta details. The first floor has been altered.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1923 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG



Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

Date

Reviewer

P1. Other Identifier: Swellom Department Store

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 555-559 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone: mE/ mN

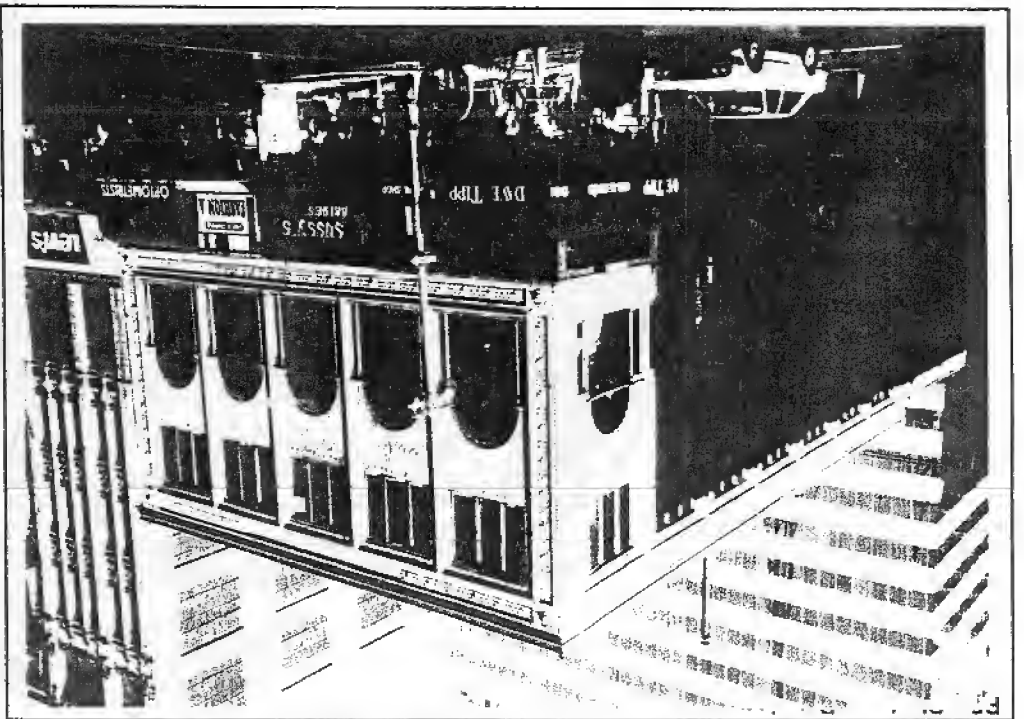
P3a. Description:

Three-story retail building of Italian Renaissance Revival design by Pierpont and Davis made of reinforced concrete with a glazed terra cotta facade. The store fronts have been altered, the mezzanine is obscured, and the cast iron roof trim has been removed. While the State Historic Resources Inventory lists the building as 7J, it was included in the original National Register form with an address of "6th and Broadway." The correct range of Broadway addresses is noted above on this form, and the evaluation should be changed to 1D.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P7. Owner and Address:  
unknown  
P8. Recorded by:  
Christy Johnson McAvey  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded: 6/1/98  
P10. Survey Type:  
Section 106 Review

P6. Date Constructed/Age and  
Sources: ☒ Historic ☐ Both  
☐ Prehistoric  
1920 (E) National Register form

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 558 S BROADWAY City Los Angeles Zip 90013

d. UTM: Zone; mE/ mN

e. Other Locational Data:

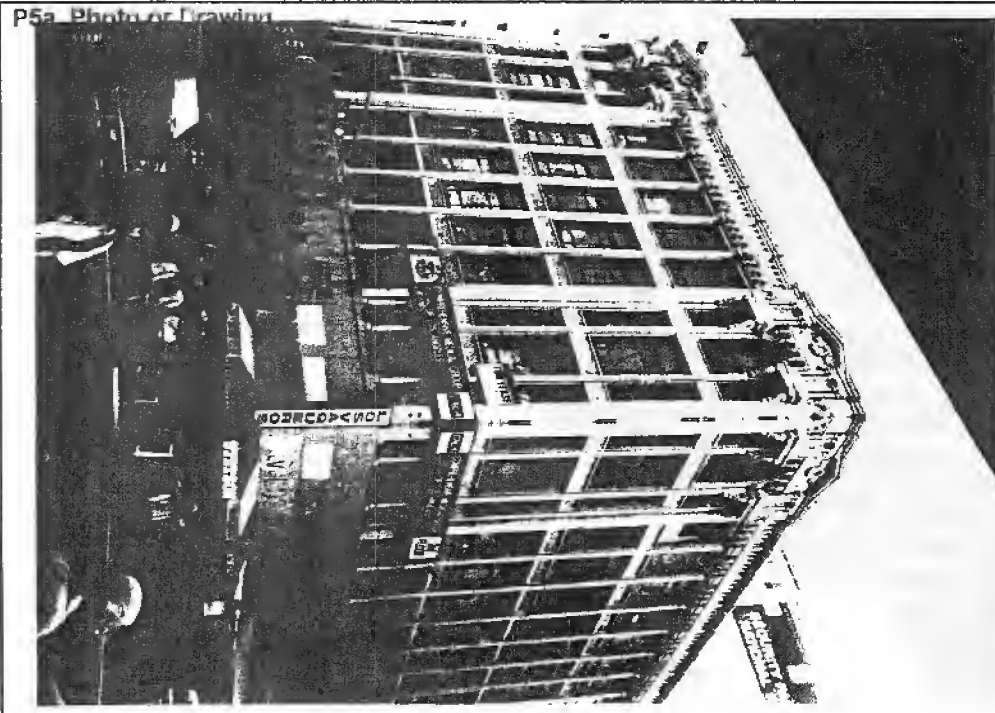
P3a. Description:

Five-story reinforced concrete building with terra cotta details by Walker & Eisen. The storefronts have been redesigned, but the distinctive upper stories of the facade are intact.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing:



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1920 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

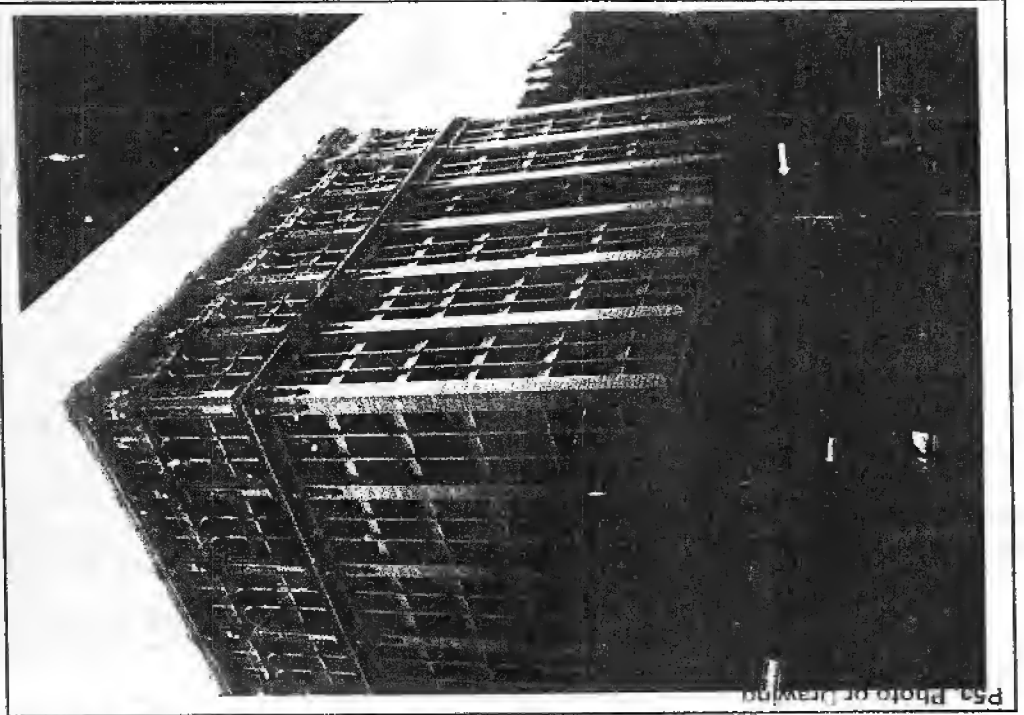
Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1  
Resource Name or #: Broadway Theater and Commercial District

P3a. Description:  
Eleven-story office building of reinforced concrete by Morgan & Walls with an unusually ornate terra cotta facade, with a heavy cornice, decorative bands, and arched attic story windows. The base has been completely altered, but the upper stories are intact.

P1. Other Identifier: Walter P. Story Building  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 600-610 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: 11E/ MN  
e. Other Locational Data:

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) 113G

P5b. Description of Photo:  
P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1908 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Norton Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec ; B.M.

c. Address 601-605 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone ; mE/ mN

e. Other Locational Data:

### P3a. Description:

Six-story brick and concrete office building. The facade and first floor have been altered, and the mezzanine has been obscured.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1906 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

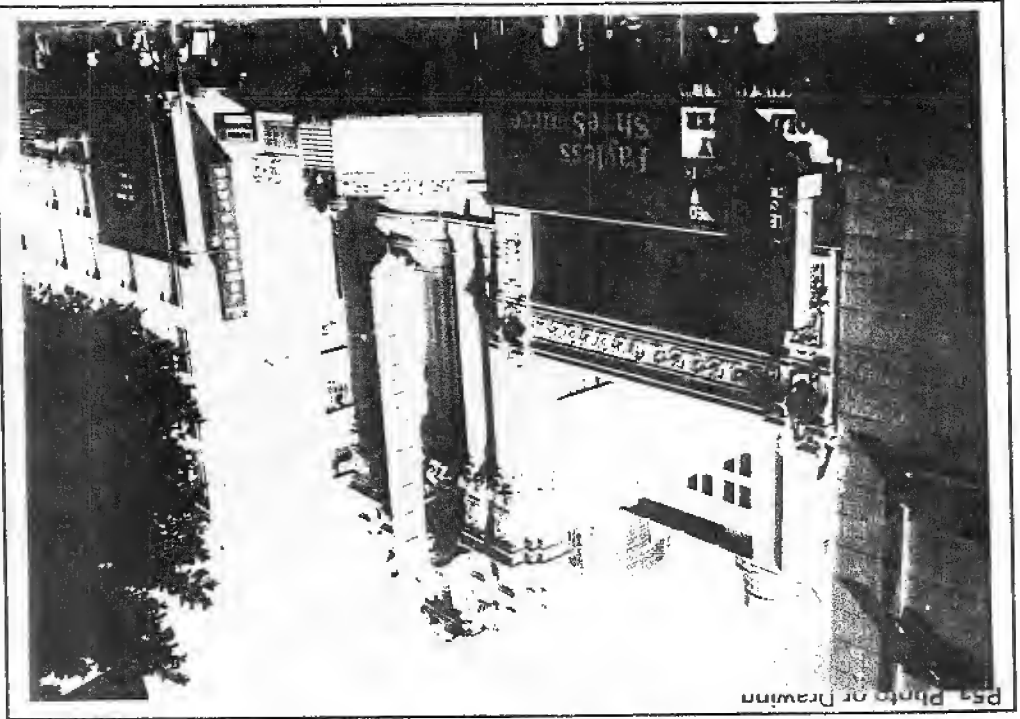
Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P3a. Description:  
Concrete theater building in French Renaissance Revival style, designed by S. Charles Lee. The facade features a tall, central portion heavily ornamented with fluted columns, urns, eagles, and a nonoriginal marquee. The theater is flanked on both sides by two-story retail storefronts. The one to the south retains its terra cotta ornamentation, and the one to the north has been completely altered. The terrazzo sidewalk in front of the building is a character-defining feature of the property.

P1. Other Identifier: Los Angeles Theater  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 609-619 S BROADWAY City Los Angeles Zip 90014  
d. UTM Zone: mE/ mN  
e. Other Locational Data:

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories/10 Theater  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1930 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) H&G

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Desmond's

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 612-616 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

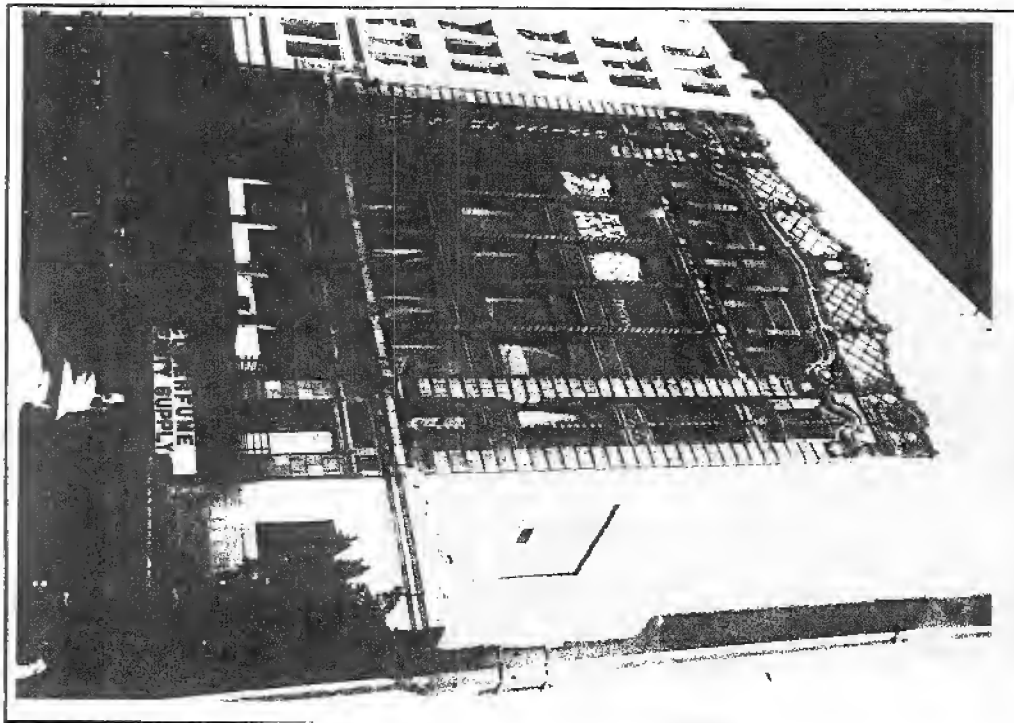
e. Other Locational Data:

### P3a. Description:

Six-story concrete structure in Spanish Baroque Revival style by A. C. Martin including a polychrome terra cotta facade with twisting columns, balconies, and ornamental pediment. The first floor has been completely altered, but the upper stories are intact.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1924 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG



PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code

Reviewer

Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other Identifier: Schaber Cafeteria/Broadway Cafeteria  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles

and (P2b and P2c or P2d, Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 618-622 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: mE/ mN

e. Other Locational Data:

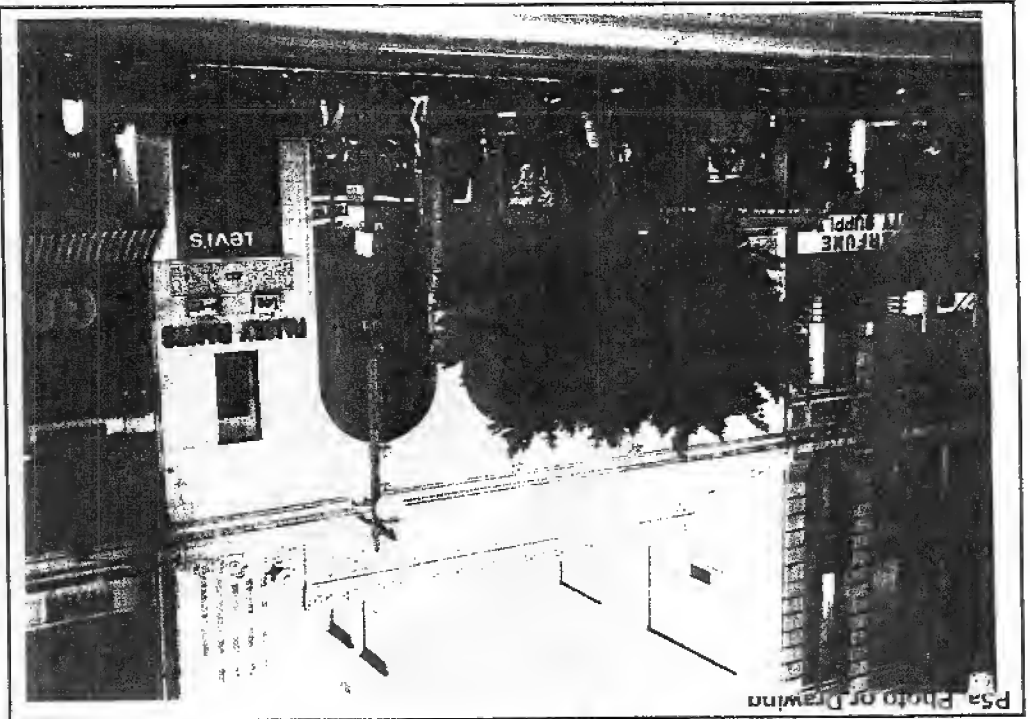
P3a. Description:

Two-story concrete Spanish Baroque Revival style cafeteria building by Charles F. Plummer. The facade is clad in terra cotta with wrought iron ornamentation. The interior was destroyed by fire and rebuilt, at which time the terra cotta facade was restored. The terra cotta which had been removed during earlier alterations was replaced, and original decorative wrought iron grillwork was reinstalled or replicated where missing. The integrity of the facade is high, and the building is in good condition.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P5a. Photo or Drawing

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1928 (E) National Register form  
P7. Owner and Address: unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

# PRIMARY RECORD

Primary #

HRI#

Trinomial

NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 621-625 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

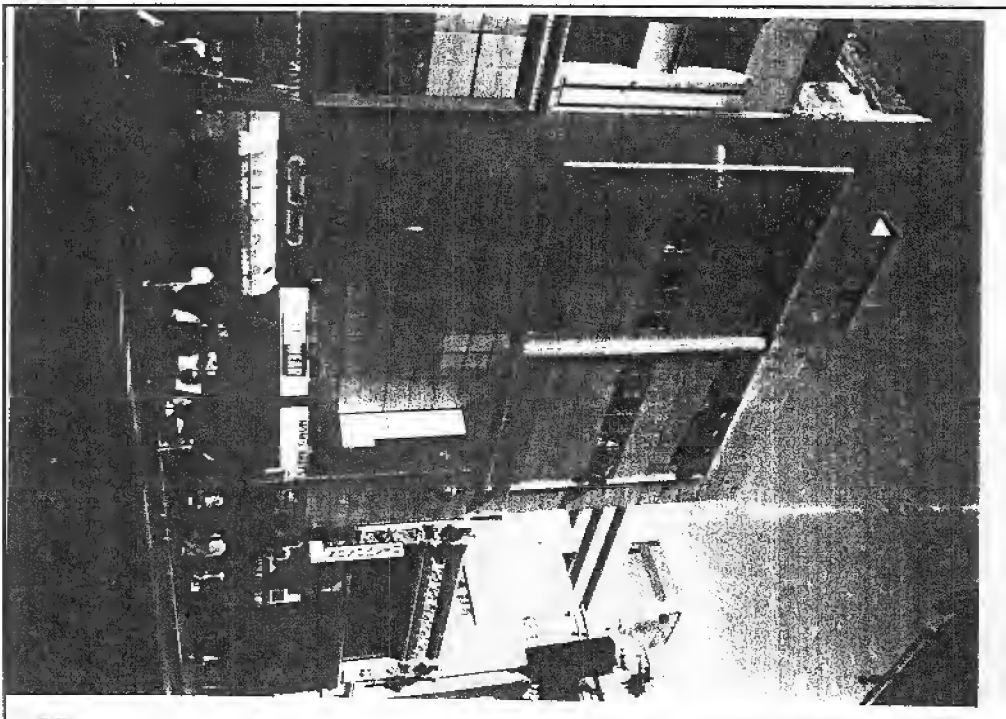
e. Other Locational Data:

## P3a. Description:

The facade of this five-story concrete and brick structure appears to have been remodeled in the 1940s. The facade is clad in large, square, glazed terra cotta tiles. Six banks of horizontal awning windows light the top three floors.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

1919 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Palace Theater

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of Sec 1 B.M.

c. Address 626-636 S BROADWAY City Los Angeles Zip 90014

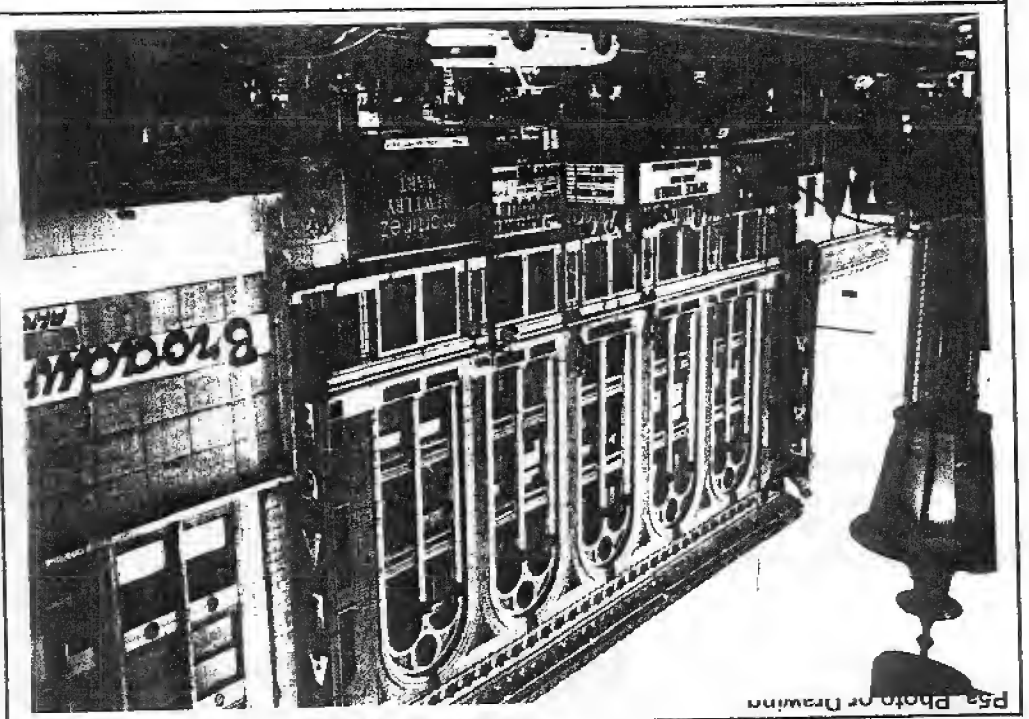
d. UTM: Zone : ME/ MN

e. Other Locational Data:

**P3a. Description:**

Five-story brick and concrete theater and office structure by G. Albert Landstrub in French Renaissance style with a terra cotta facade that features arched windows, heavy cornice, and carved figures. The first floor has been altered, and the mezzanine has been obscured. The glass block sidewalk in front of the building is a character-defining feature of the property.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories/10 Theater  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

1910 (E) National Register form

P7. Owner and Address:

unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group

1728 Whitley Ave.

Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 629 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

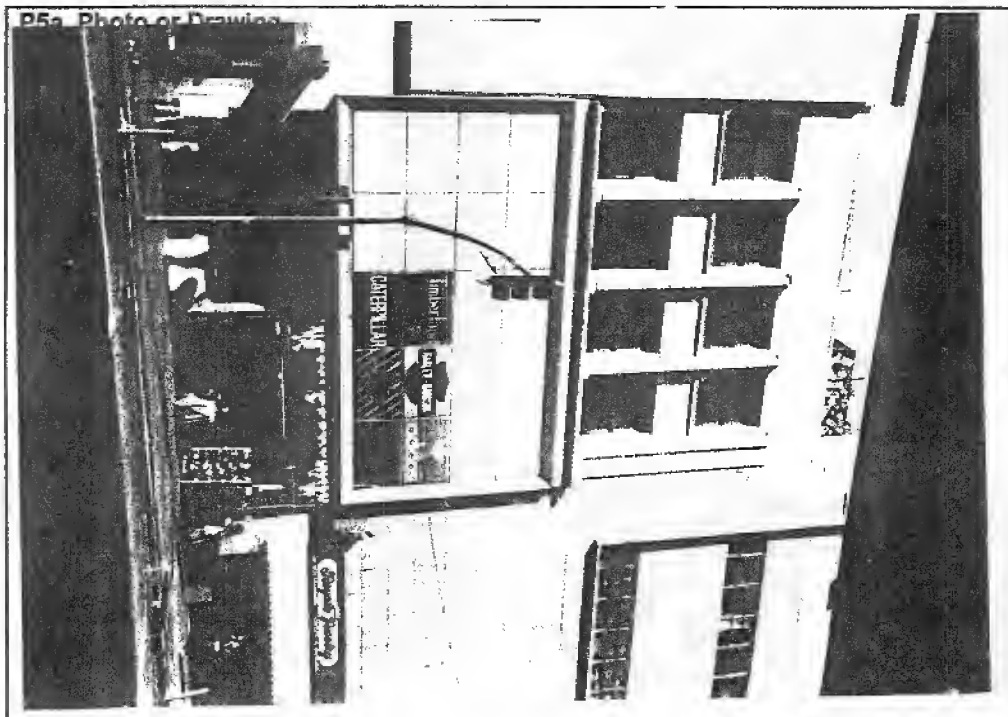
P3a. Description:

Four-story brick and concrete structure. The facade has been completely remodeled in a contemporary design.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1911 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Z3

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other Identifier:  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles

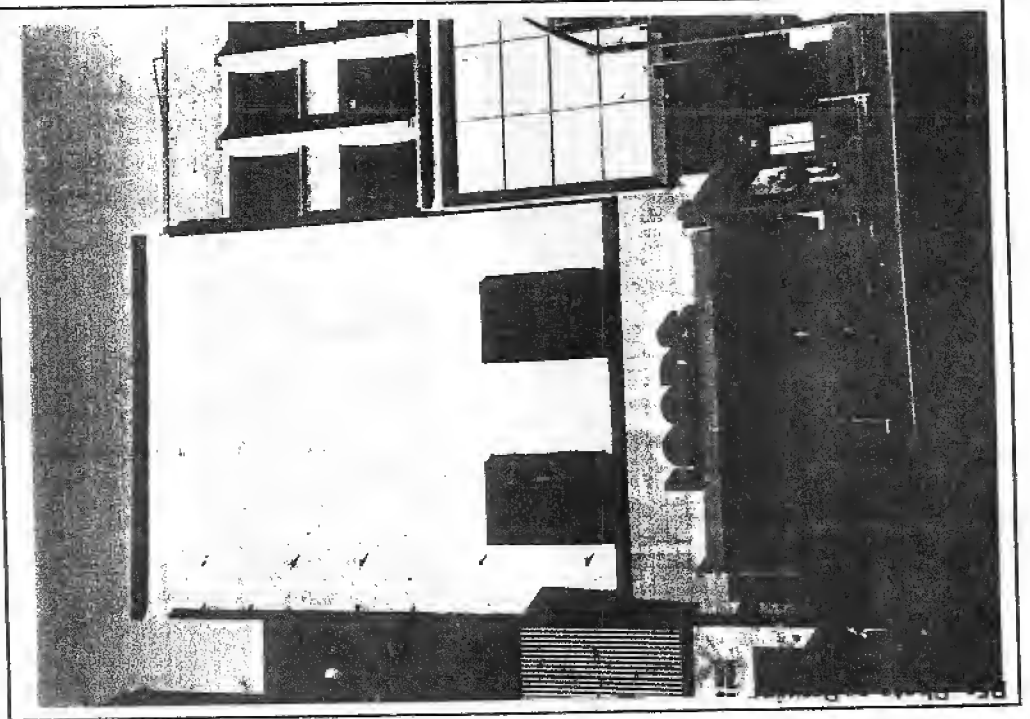
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 633 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: ME/ MN  
e. Other Locational Data:

P3a. Description:

Four-story brick structure with a newer flat, stucco facade.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric  
1910 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

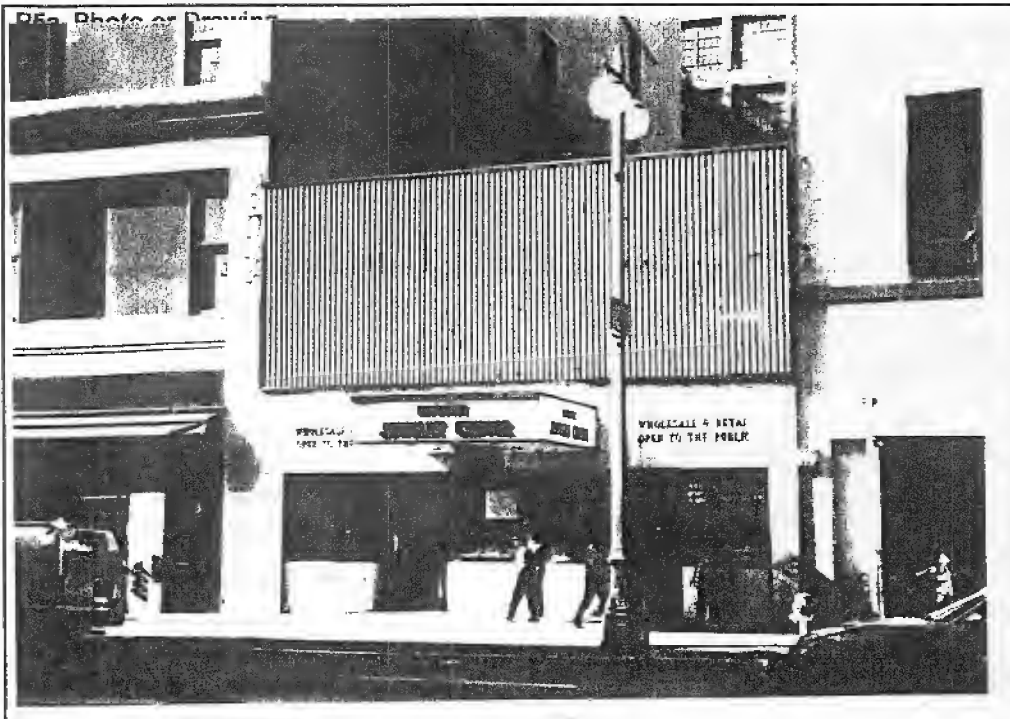
P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Los Angeles  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.  
c. Address 635 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone; mE/ mN  
e. Other Locational Data:

P3a. Description:

Four-story brick office building. The structure has been reduced to two stories, and the second floor has been completely obscured.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1906 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG



PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code

Reviewer

Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other identifier: Forrester Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 638 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone: mE/ mN

e. Other Locational Data:

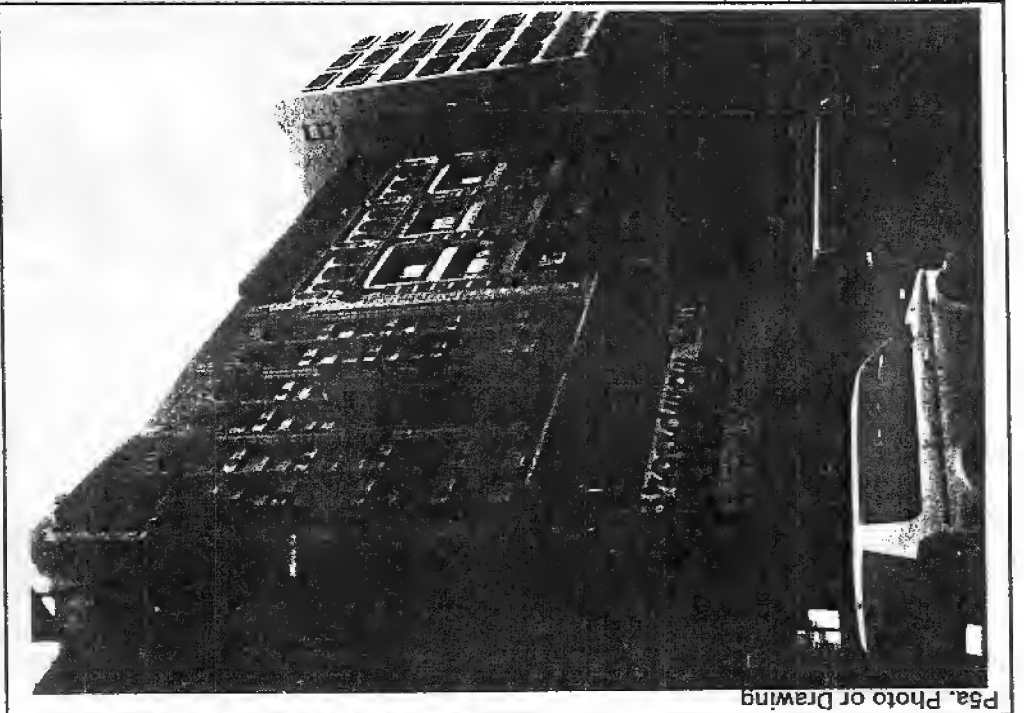
P3a. Description:

Eight-story concrete structure by C. F. Whiteley with terra cotta and stone facade including heavy cornice and arched windows. The first three floors have been altered and covered by a newer facade.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1907 (E) National Register form

P7. Owner and Address:

unknown

P8. Recorded by: Christy Johnson

Historic Resources Group

1728 Whitley Ave.

Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other identifier: Hollenbeck Block/Bullock's Department Store

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 639-657 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

### P3a. Description:

Seven to ten story brick and concrete structure by Morgan & Walls with a brick and terra cotta facade. Built in stages, the building has portions of different heights which are united by continuous string courses. The windows of the top stories below the attic have segmental arched headers.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



### P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1912 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

### P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

Date

Reviewer

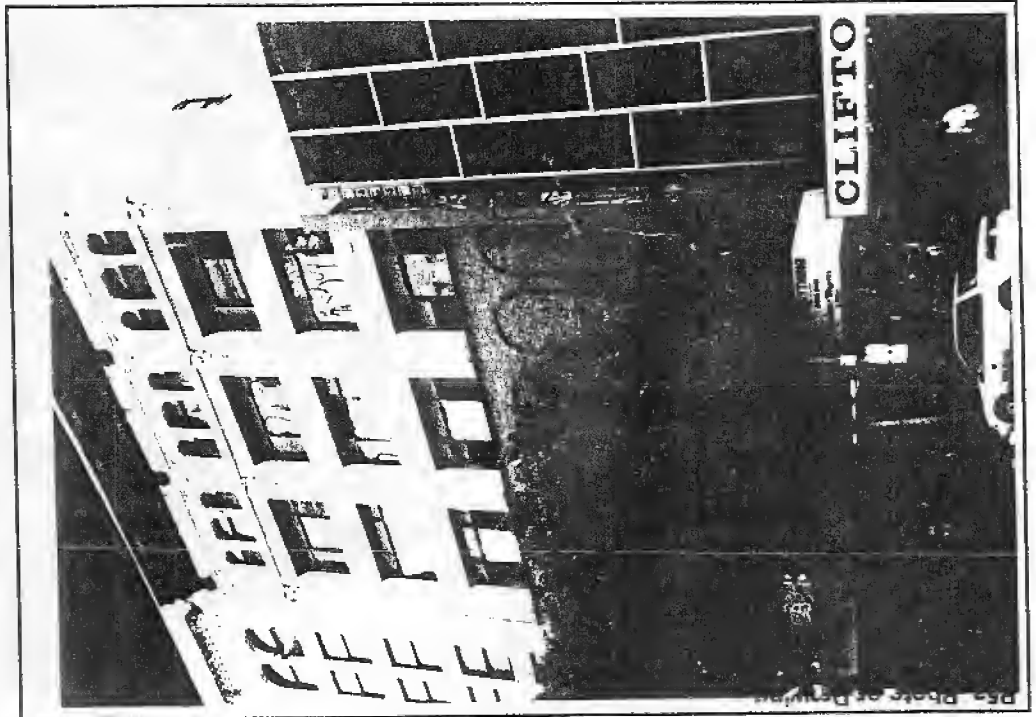
Eight-story concrete structure by R. B. Young with glazed terra cotta and brick facade featuring heavy cornice and arched windows. A newer brick facade covers the first four floors.

P3a. Description:

P1. Other Identifier: J. E. Carr Building  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary)  
b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.  
c. Address 644 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1908 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1S

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: Clifton's Brookdale Cafeteria Terrazzo Sidewalk

P1. Other Identifier: Clifton's Brookdale Cafeteria Terrazzo Sidewalk

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec ; B.M.

c. Address 648 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone ; mE/ mN

e. Other Locational Data:

### P3a. Description:

The terrazzo sidewalk in front of Clifton's Brookdale Cafeteria spans the full forty-five-foot length of the building facade and extends approximately fifteen feet from the foyer to the curb. The stylized, curvilinear design features images of Los Angeles landmarks such as City Hall, the Hollywood Bowl, Griffith Park Observatory and the Colosseum, as well as themes and scenes associated with the area such as a sail boat, desert cacti, orange groves, musical notes, and film production. The colors include orange, red, yellow, blue, green, white. Each of these ten representational images are set in octagons in a line along the top of the composition (near the building itself) and have brass letters below naming the sites they depict. At the center of the design is a large sunburst set within a circle. Around the top of the circle bronze letters are set in the terrazzo and read "Clifton's Brookdale." The sidewalk is in excellent condition.

### P3b. Resources Attributes:

P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5.



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

c. 1935

P7. Owner and Address:  
unknown

P8. Recorded by:  
Christy Johnson McAvoy  
Historic Resources Group  
1728 Whitley Ave., Hollywood

P9. Date Recorded: 7/1/98

P10. Survey Type:  
Section 106 Review

P11. Report Citation: None.

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

Resource Name or #: Clifton's Brookdale Cafeteria Terrazzo Sidewalk

- B1. Historic Name: Clifton's Brookdale Cafeteria Terrazzo Sidewalk  
B2. Common Name: Clifton's Brookdale Cafeteria Terrazzo Sidewalk  
B3. Original Use: Sidewalk  
B4. Present Use: Sidewalk  
B5. Architectural Style: Moderne  
B6. Construction History: The terrazzo sidewalk was installed between 1935 and 1939.

- B7. Moved? ☒ No ☐ Yes ☐ Unknown  
Date: Original Location:  
B8. Related Features: Restaurant interior

- B9a. Architect:  
B10. Significance: Theme Art  
b. Builder: Venetian Terrazzo Company  
Area City of Los Angeles

Period of Significance Property Type Applicable Criteria C

The terrazzo sidewalk in front of Clifton's Brookdale Cafeteria is individually eligible for listing in the National Register under Criterion C for its high artistic value. The sidewalk is a fine example of the Moderne style that was associated with the art of the Public Works Administration and normally expressed in murals, which were sometimes executed in terrazzo (a good example of a terrazzo mural would be those in the lobby of Santa Monica City Hall). Constructed sometime between 1935 and 1939, the sidewalk depicts scenes from the Los Angeles area such as Catalina Island, Los Angeles City Hall, and the Griffith Park Observatory as well as themes associated with the city such as music and film. The sidewalk was conceived by Clifton Clinton and installed at the same time he was remodeling the restaurant, which was the third in his chain. The Venetian Terrazzo Company was hired to execute Clinton's idea.

Clifton's Brookdale Cafeteria is located in the ground floor of a four-story building in the Broadway Theater and Commercial District. Constructed in 1916, the building has been extensively altered and does not contribute to the significance of the district.

(see Continuation Sheet)

B11. Additional Resource Attributes: 39 Other, sidewalk

- B12. References: Sylvia Johnson, "Cafeterias of the Golden Rule: Clifton's Cafeteria," unpublished article in the California Vertical File, Los Angeles Public Library; "Life Visits Clifton's Cafeteria," *Life*, November 27, 1944, pp. 102-105.

- B14. Evaluator: Christy Johnson McAvoy, Historic Resources Group,  
1728 Whitley Ave., Hollywood  
Date of Evaluation: 7/1/98

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or #: Clifton's Brookdale Cafeteria Terrazzo Sidewalk

Recorded by: Historic Resources Group

Date: 7/1/98

☒ Continuation ☐ Update

### B10. Significance continued

Terrazzo, an ancient material combining marble chips with white cement, was perfected by fifteenth century Venetian craftsmen to pave terraces, thus the name was derived. Terrazzo gained popularity in the 1920s, when architects began to use it to pave sidewalks, foyers, and lobbies to distinguish the buildings with which they were associated.

Terrazzo is used extensively throughout the district to pave sidewalks and foyers. The sidewalk in front of Clifton's is one of the largest examples in the district, and is distinct from other examples in its curvilinear, streamlined design and use of figural, representational images and bold, simple, abstracted forms. The images in the sidewalk tell a story about the unique features of the cityscape, natural features, cultural activities and industries of Los Angeles both to regular patrons of the city's then-largest shopping district and to visiting tourists.

The colors in the sidewalk were created with different colors of dyed marble aggregate and tinted cement.

Most of the other examples in the district were installed during the 1920s and early 1930s and reflect the designs of this era with sharp, rectilinear, non-figural designs. Other notable examples of terrazzo in Los Angeles occur in front of major theaters such as the Wiltern.



Primary #  
HRI#  
Triennial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1

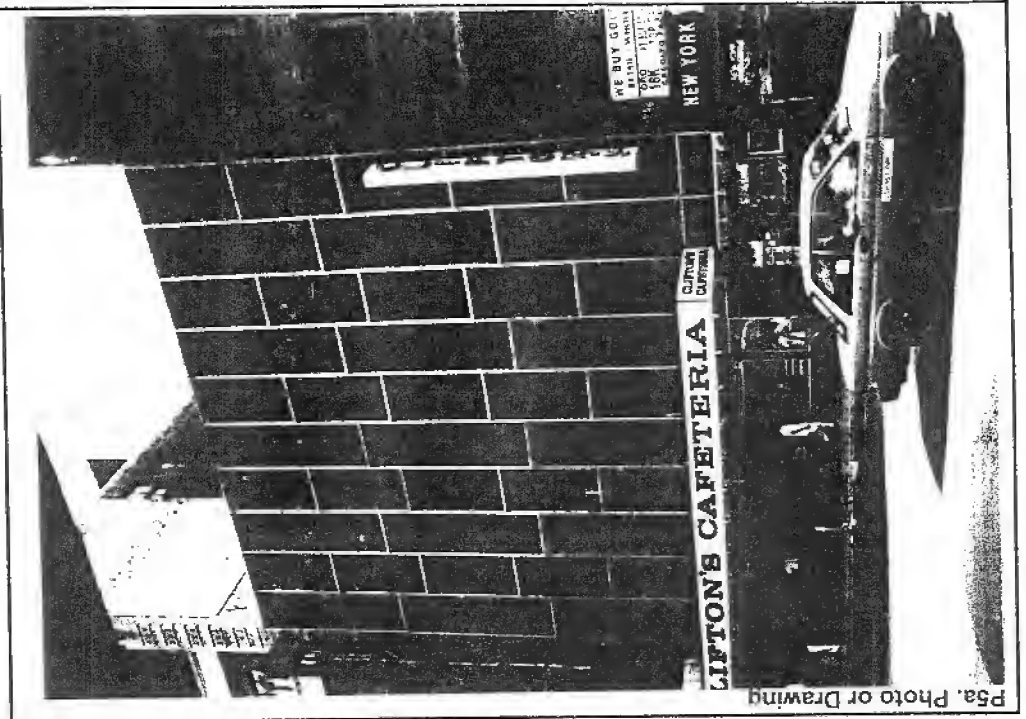
Resource Name or #: Broadway Theater and Commercial District

Four-story brick building with arched windows and reliefs on facade. The facade is now completely covered by a metal screen. though the building itself is not a contributor to the Broadway Theater and Commercial District, the terrazzo sidewalk in front of the building, featuring pictorial scenes of California, is individually significant.

**P3a. Description:**

- P1. Other identifier: Clifton's Cafeteria  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 648 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: m/E/ m/N  
e. Other Locational Data:

- P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other  
P5b. Description of Photo:



**P11. Report Citation:**

- Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

- P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1916 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by:  
Christy Johnson McAvoy  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded: 6/1/98  
P10. Survey Type:  
Section 106 Review

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Haas Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 660 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

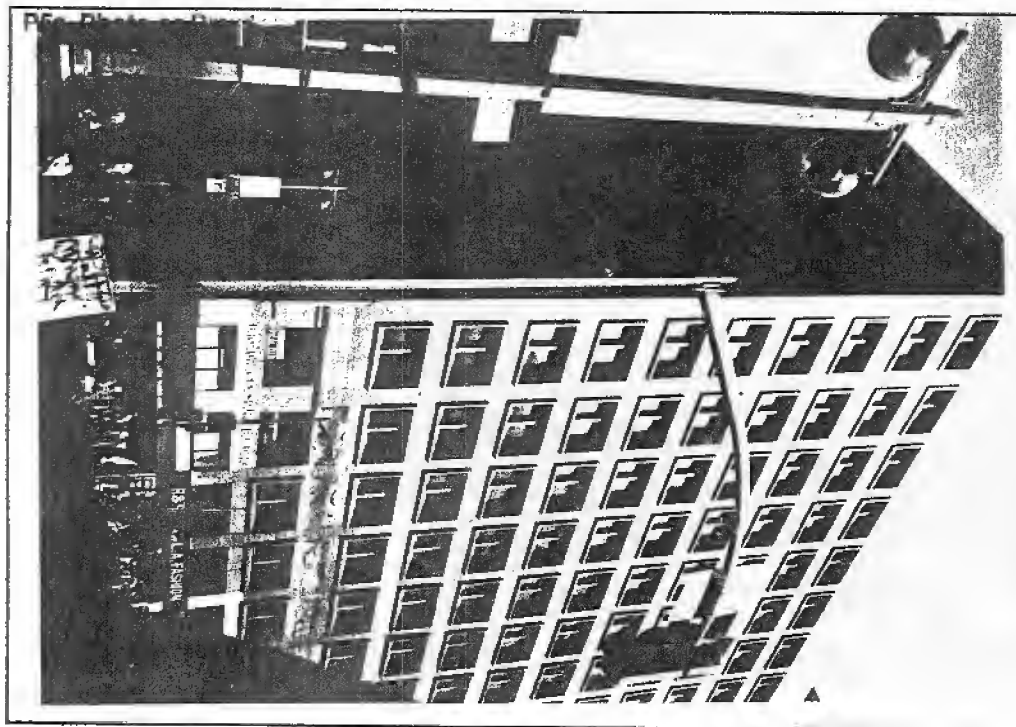
e. Other Locational Data:

## P3a. Description:

Twelve-story concrete office building. Drastic alterations in 1974 left the building completely "modernized" with a typical tile and glass facade. Originally, it was heavily ornamented in white glazed terra cotta ornamentation, designed by Morgan, Walls & Morgan.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



## P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1914 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

## P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

PRIMARY RECORD

Primary #  
HRI#  
Triennial  
NRHP Status Code 6Y2

Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

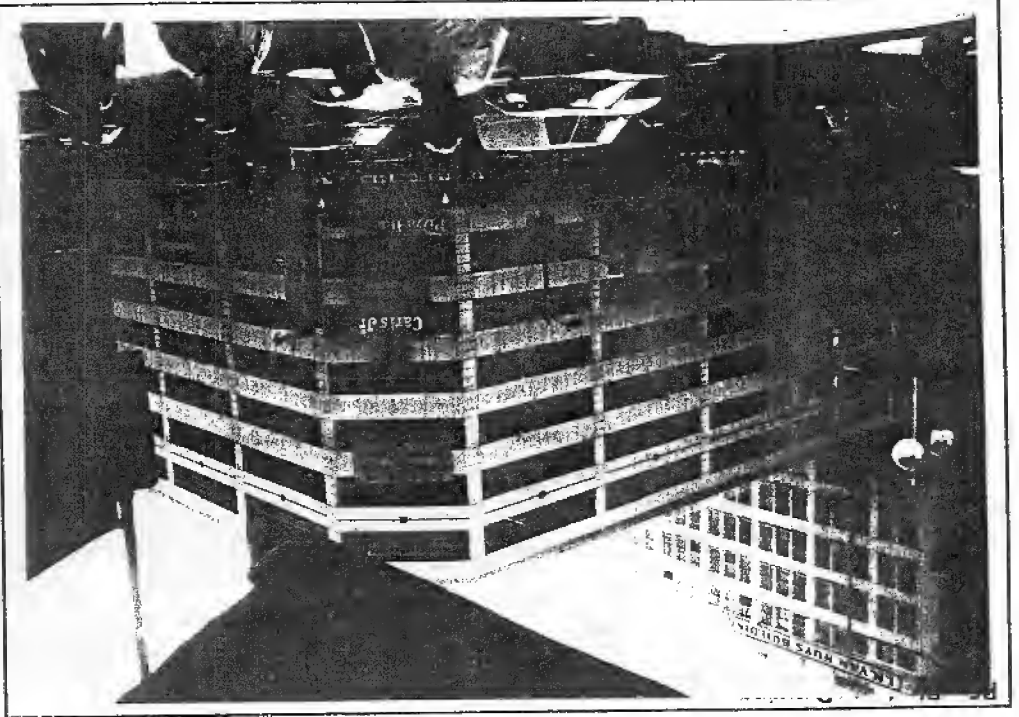
This is a seven-story concrete parking garage with storefronts on the first story. Formerly on this site was the Lanckershim Hotel, a district contributor (1D), which was demolished.

P3a. Description:

P1. Other Identifier:  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.  
c. Address 700-708 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone : ME/ MN  
e. Other Locational Data:

P3b. Resources Attributes: 07 Commercial Building, over 3 stories/39 Other - Parking Garage  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other  
DPR 523A (1/95) HRG

P7. Owner and Address:  
unknown  
P8. Recorded by:  
Christy Johnson McAvoy  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded: 6/1/98  
P10. Survey Type:  
Section 106 Review

P6. Date Constructed/Age and  
Sources: ☒ Historic ☐ Both  
☐ Prehistoric

## PRIMARY RECORD

Primary #  
HRi#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Loew's State Theater Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 701-717 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

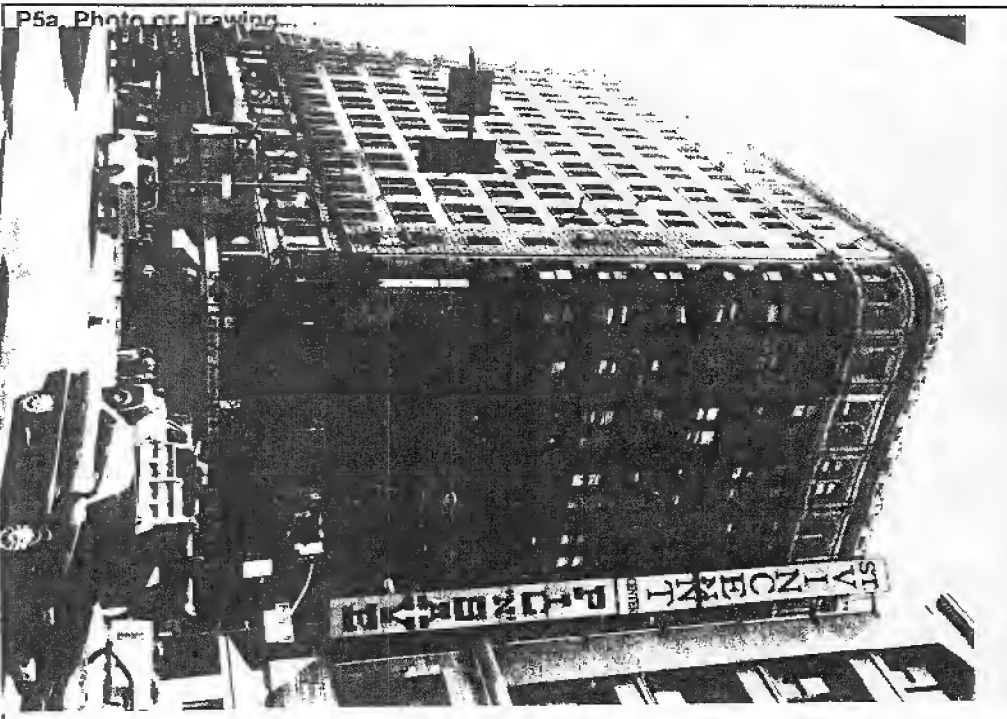
e. Other Locational Data:

### P3a. Description:

Twelve-story concrete theater and office building by Weeks & Day in Spanish Renaissance style with patterned brick and terra cotta ornamentation including windows with ogee arched headers on the top story. The corner of the building at Seventh Street is rounded in plan. The first floor has been altered, and projecting canopies have been added.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories/10 Theater

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



### P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1920 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

### P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

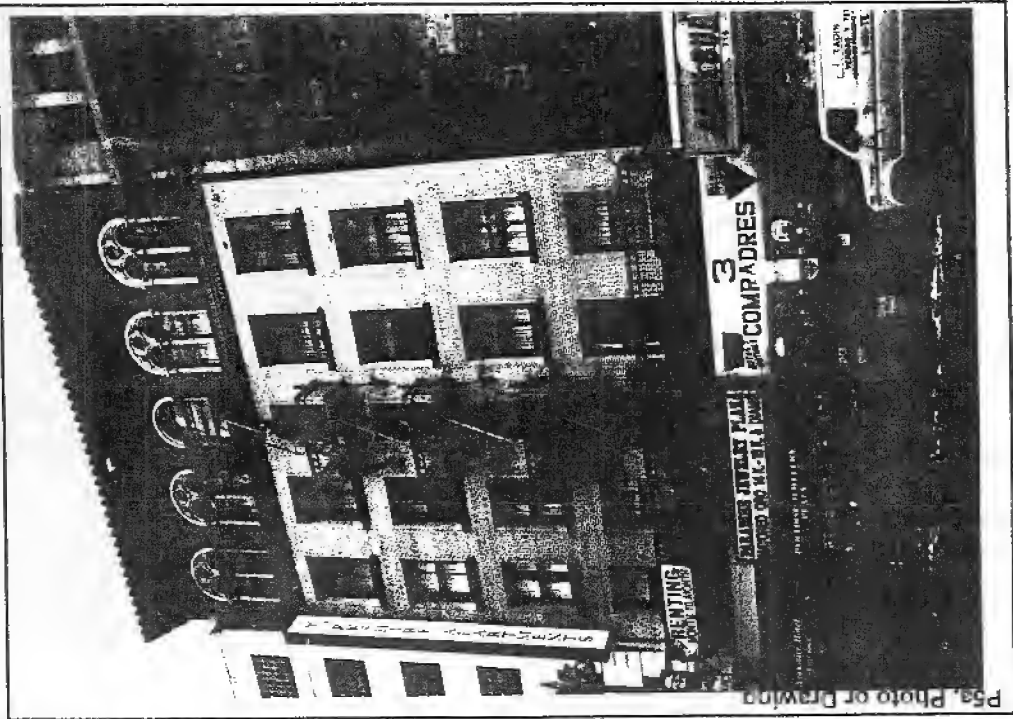
DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Yorkshire Apartments  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 710 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:  
P3a. Description:  
Six-story brick and concrete structure by Parkinson & Bergstrom with facade of pressed brick and terra cotta with tile, arched windows, and tile cornice. The first floor has been altered.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5a. Photo or Drawing

P5b. Description of Photo:  
P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1909 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whiteley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 714-720 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

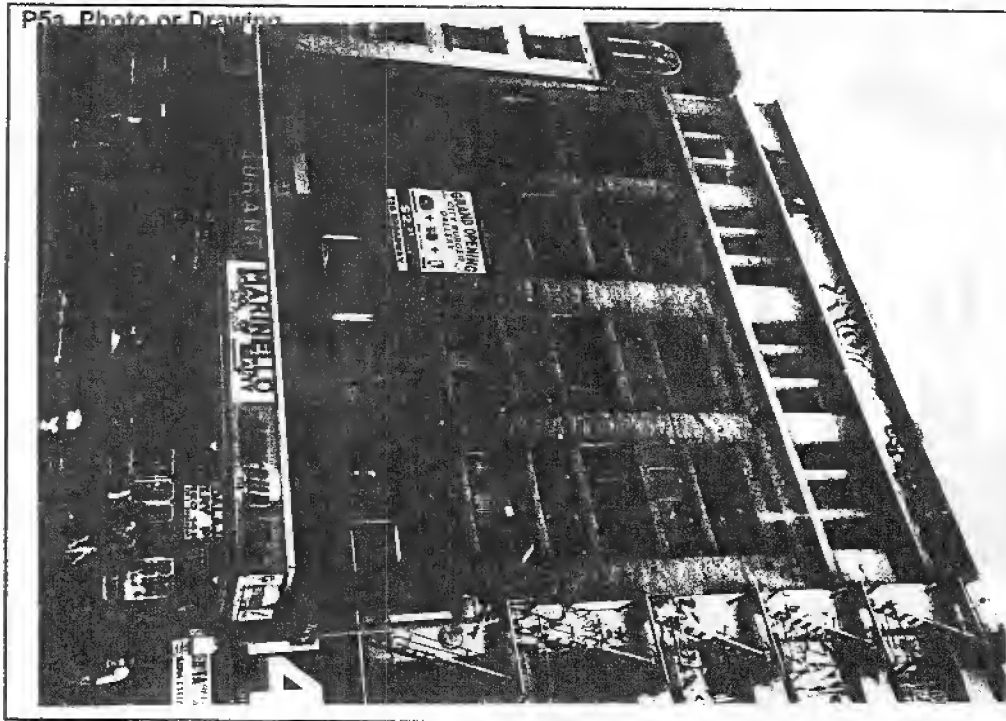
## P3a. Description:

Six-story concrete commercial building. Windows bays and piers and spandrel panels themselves are intact, though the entire facade has been stuccoed, and the cornice and all other ornamentation has been removed. The terrazzo sidewalk in front of the building is a character-defining feature of the property.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1907 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG



Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

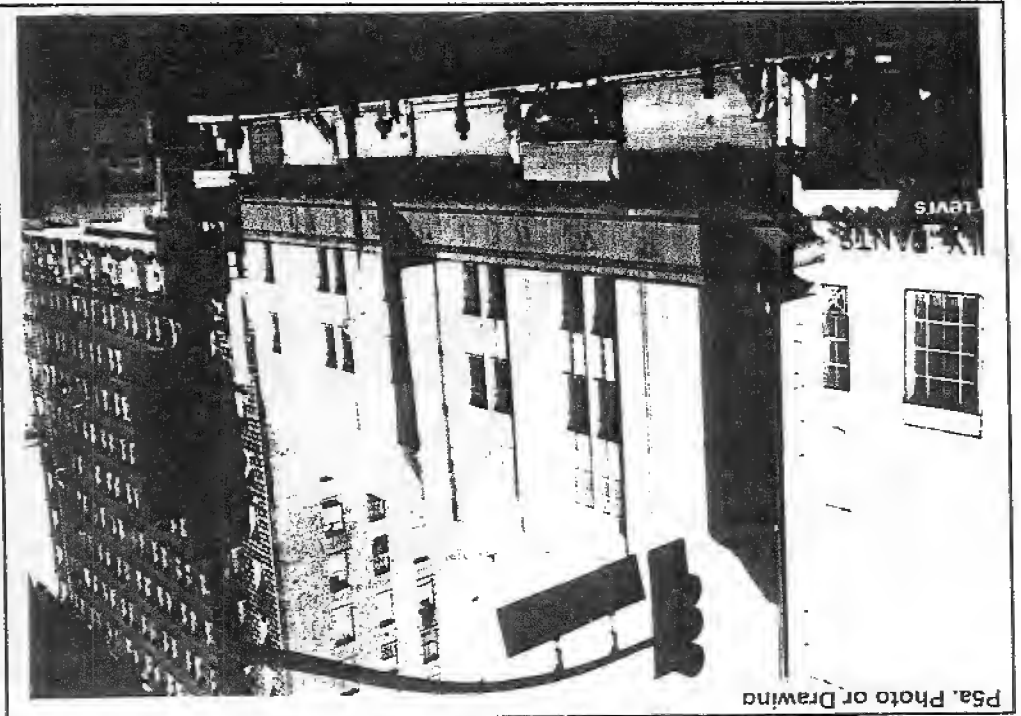
Page 1 of 1

P3a. Description:  
Three-story commercial building by Weeks & Day. When the Art Deco style alterations to the facade were completed, a neighboring building was incorporated.

P1. Other Identifier: Woolworth's  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 719 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1920 (E) National Register form

P7. Owner and Address:

unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group

1728 Whitley Ave.

Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☒ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Barker Brothers Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 722 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

## P3a. Description:

Seven-story concrete and brick structure by R. B. Young originally with a pressed brick facade. The cornice and original parapet have been removed, the first floor has been altered, and the mezzanine has been obscured.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



## P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1909 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

## P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code

Reviewer

Date

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 730 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone 1 mE/ mN

e. Other Locational Data:

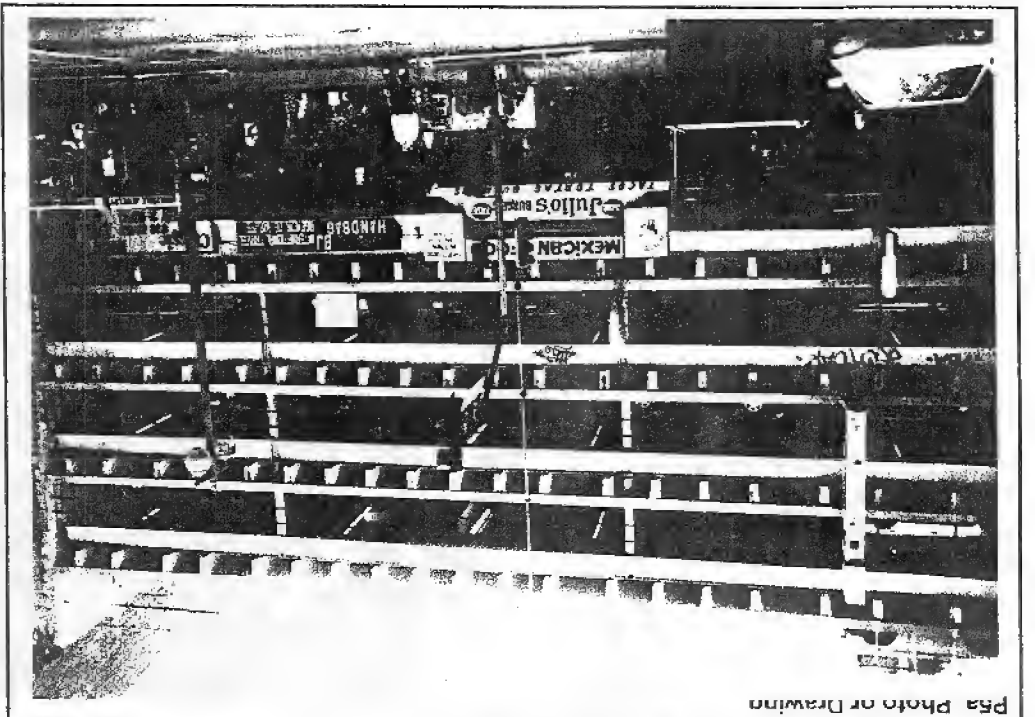
P3a. Description:

Contemporary, multi-level parking structure of concrete and steel. Several storefronts are located on the first story.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories/39 Other - Parking Garage

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Both

☐ Prehistoric

1967 (E) National Register form

P7. Owner and Address:

unknown

P8. Recorded by: Christy Johnson

Historic Resources Group

1728 Whitley Ave.

Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRC

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 731 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

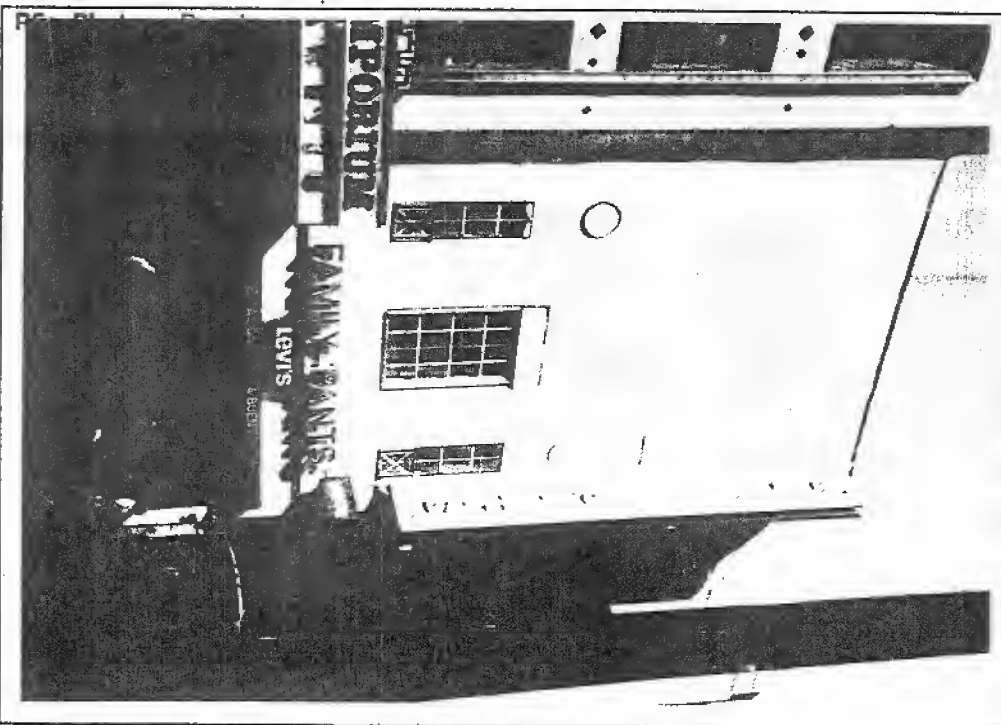
e. Other Locational Data:

P3a. Description:

Three-story brick and concrete retail building. The facade has been remodeled to a very low-relief Greek Revival with window openings on the second floor fit with multipane windows. The central window is flanked by fluted panels, and narrow windows to each side are crowned by medallions.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1913 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

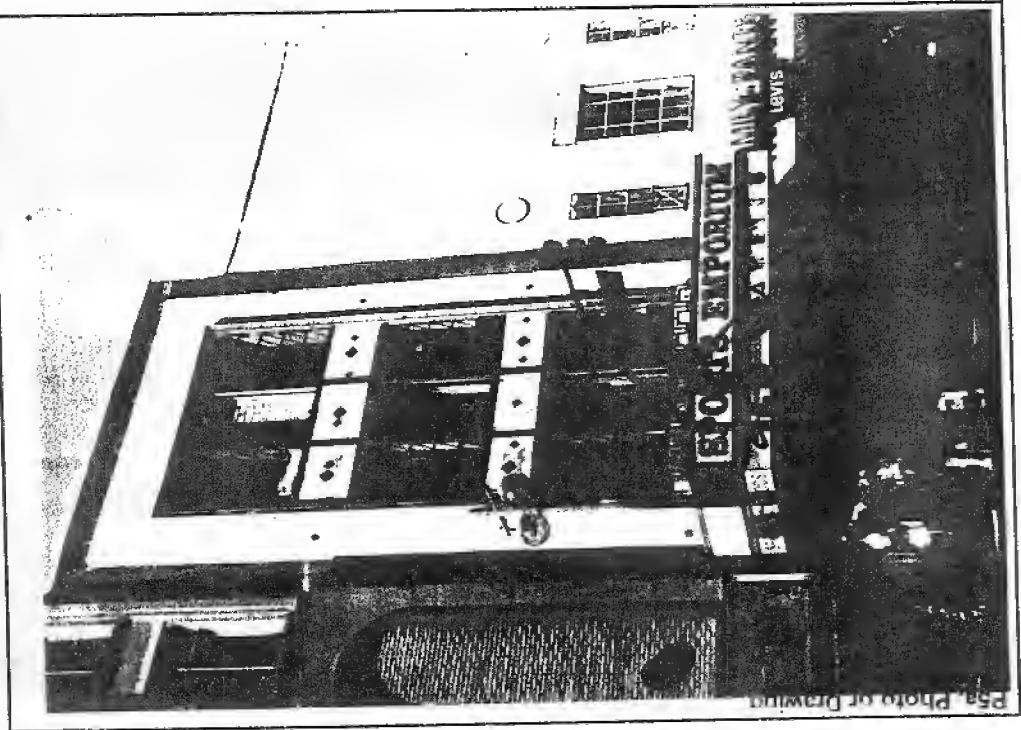
DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.  
c. Address 735 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:  
P3a. Description:  
Four-story building brick building with 1937 alterations to the facade. Seismic retrofit left most of the window openings bricked up behind the fenestration. Much of the marble trim is missing.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5a. Photo or Drawing

P5b. Description of Photo:  
P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1908 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

P11. Report Citation:  
Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 737-747 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

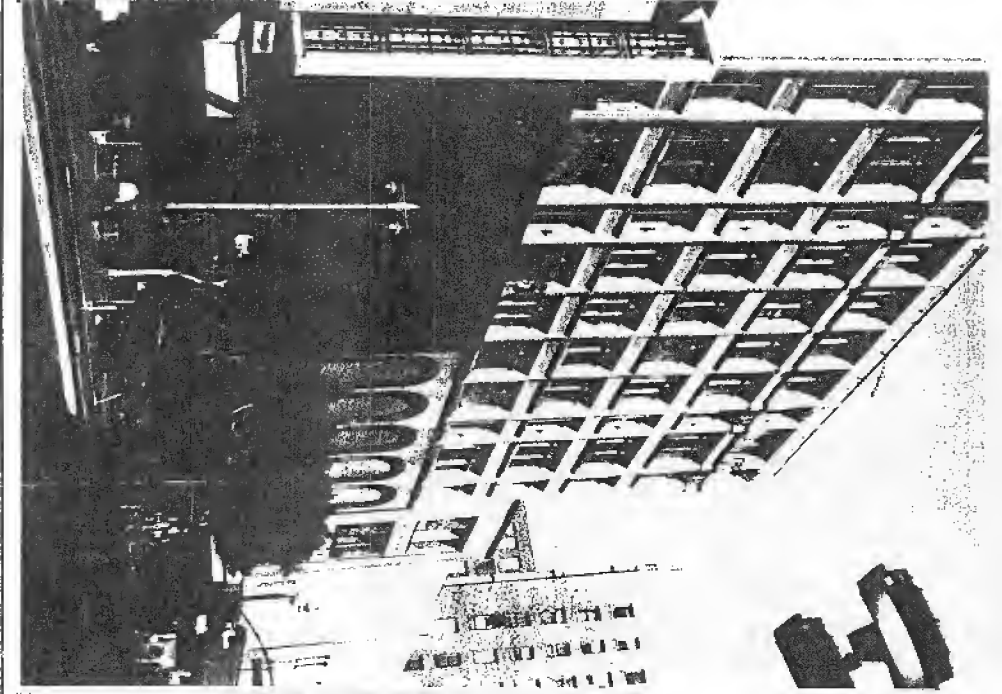
## P3a. Description:

Eight-story concrete frame commercial building with a glazed and molded terra cotta facade of plain piers and spandrel panels. The base and three floors have been altered, partly with mirrored glass and partly with brick.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1913 (E) National Register Form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

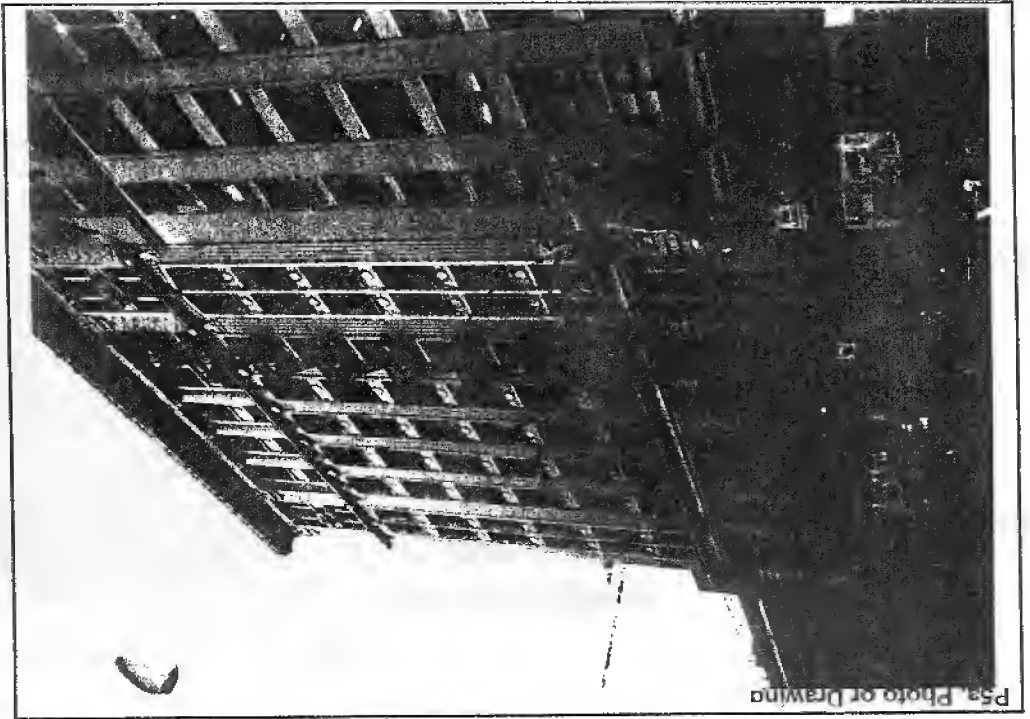


Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Globe Theater  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 744-748 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:  
P3a. Description:  
Ten-story concrete theater and office building with stone and brick facade by Morgan, Walls & Morgan including many ornamental features such as arched windows, cornice, and ornamental bands with gargoyles. The first floor has been altered, the mezzanine has been obscured, and no entrance to the theater remains.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories/10 Theater  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5a. Photo or Drawing  
P5b. Description of Photo:  
P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1912 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

P11. Report Citation:

- Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 749 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

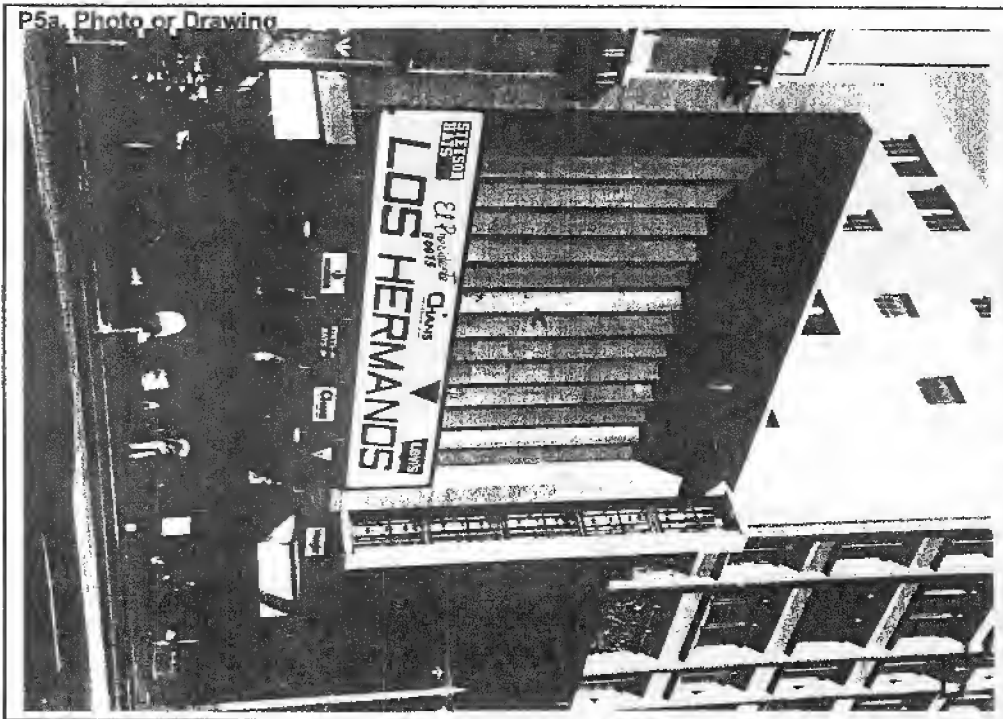
P3a. Description:

Four-story brick structure with a completely altered facade clad in long, fin-like terra cotta panels within a large enframent.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1912 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 750-758 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone: mE/ mN

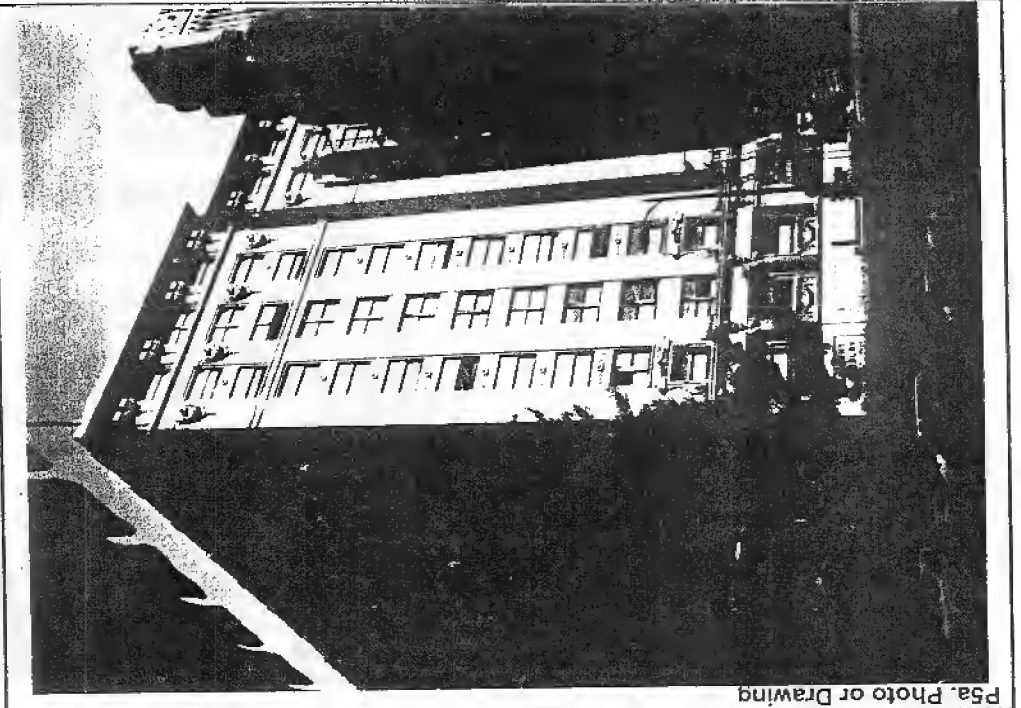
e. Other Locational Data:

P3a. Description:

Thirteen-story, concrete Beaux Arts commercial building with Ionic columns defining the base, and a heavy cornice terminating the facades. The first story and mezzanine are altered.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1911 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☒ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 757-761 S BROADWAY (301 W. 8TH ST.) City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

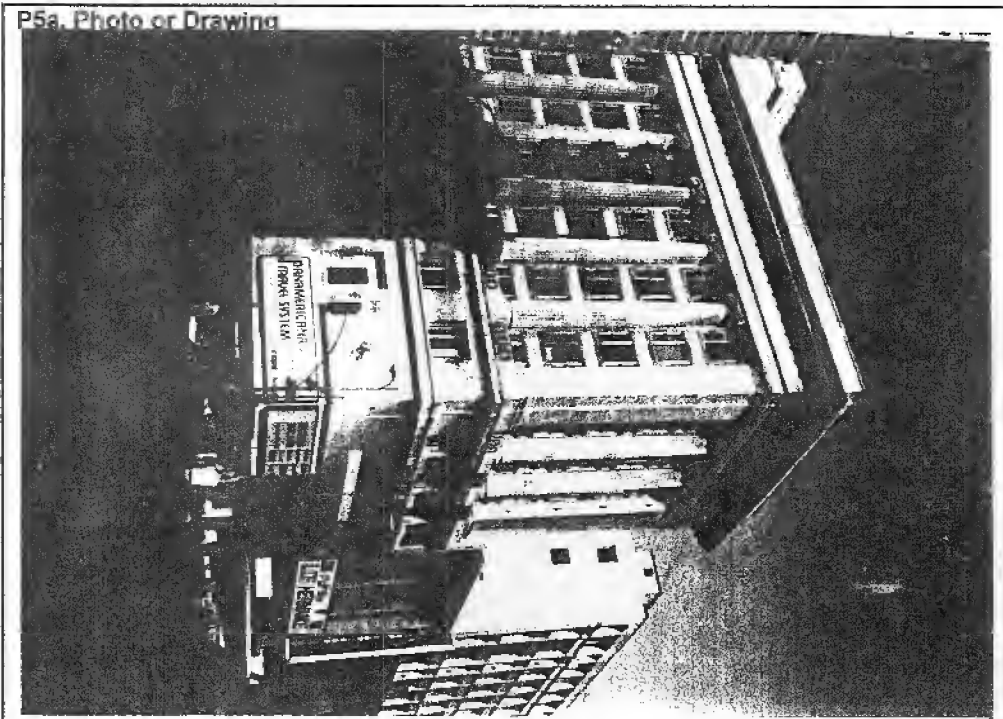
### P3a. Description:

Eight-story Classical Revival Beaux Arts commercial building divided by moldings into three sections above a heavy, plain, largely unfenestrated base. The building was designed by Ernest McConnell, and its terra cotta and brick facade has a giant order of fluted columns, a deep, denticulated cornice, and plain, prominent string courses. The first floor has been altered.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

### P5a. Photo or Drawing



### P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1914 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

### P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code

Reviewer

Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

**P3a. Description:**

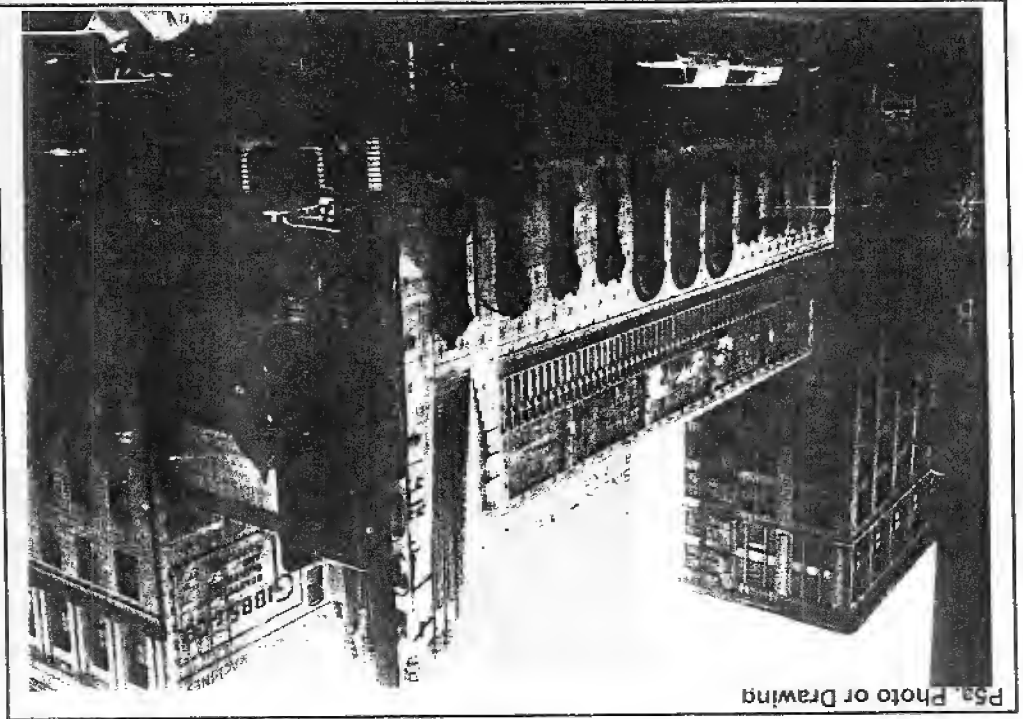
Four-story theater building by S. Charles Lee with shops on the 8th Street side, in French Renaissance style with a terra cotta facade including details such as urns, stained-glass window, and a large clock tower on the corner. The first floor has been altered.

P1. Other Identifier: Tower Theater  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 800-804 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:

P3b. Resources Attributes: 07 Commercial Building, over 3 stories/10 Theater  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1927 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☒ District Record ☒ Archaeological Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Hamburger's/May Company Department Store

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec ; B.M.

c. Address 801-835 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone ; mE/ mN

e. Other Locational Data:

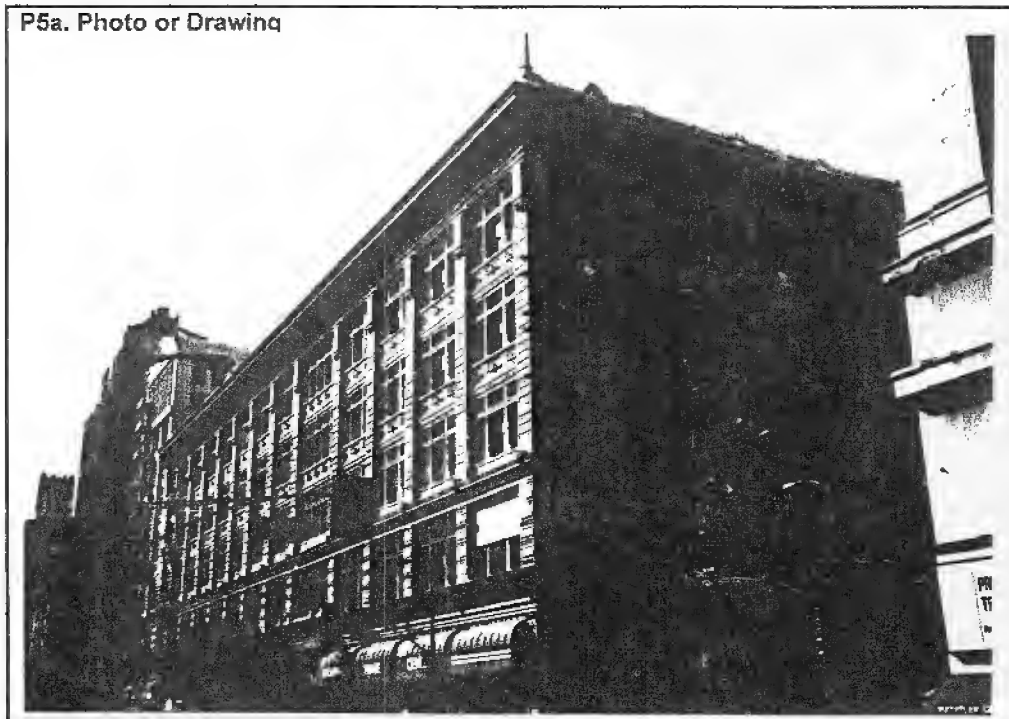
### P3a. Description:

Five-story concrete department store with terra cotta ornamentation, designed by A. F. Rosenheim in Classical style with a heavy cornice and decorative garlands. The first floor has been altered, and the storefronts are recessed.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

### P5a. Photo or Drawing



### P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1906 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

### P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG



Primary #  
HRI#  
Triennial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Singer Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 806-808 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone: mE/ mN

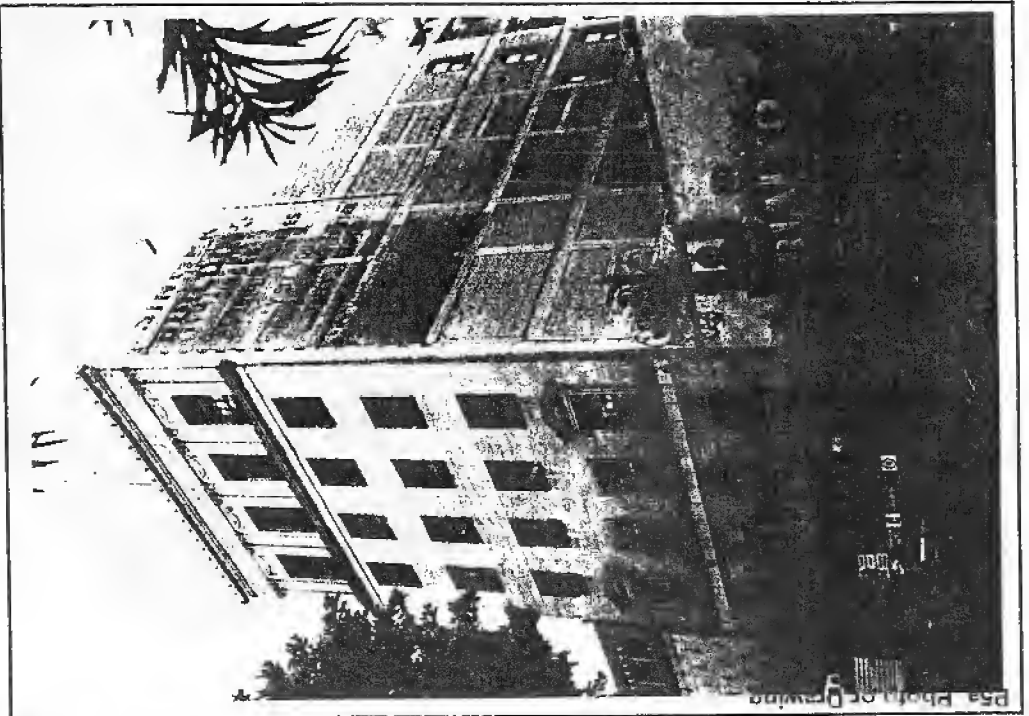
e. Other Locational Data:

P3a. Description:

Seven-story concrete structure in a restrained Italian Renaissance style by Meyer & Holler, with a terra cotta and pressed brick facade. The first floor has been altered, but most of the facade remains intact. The glassblock sidewalk in front of the building is a character-defining feature of the property.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☒ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRC

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1922 (E) National Register form  
P7. Owner and Address:  
unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

## PRIMARY RECORD

Primary #

HRI#

Trinomial

NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Rialto Theater

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; B.M.

c. Address 812 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

### P3a. Description:

Two-story theater building by O. P. Dennis with a stuccoed facade. Some ornamentation remains, but the original triangular pediment has been removed. The first floor has been altered, and there is no longer an entrance to the theater from the street.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories/10 Theater

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

### P5a. Photo or Drawing



### P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1917 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

### P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code

Reviewer

Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.

c. Address 814-818 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone: mE/ mN

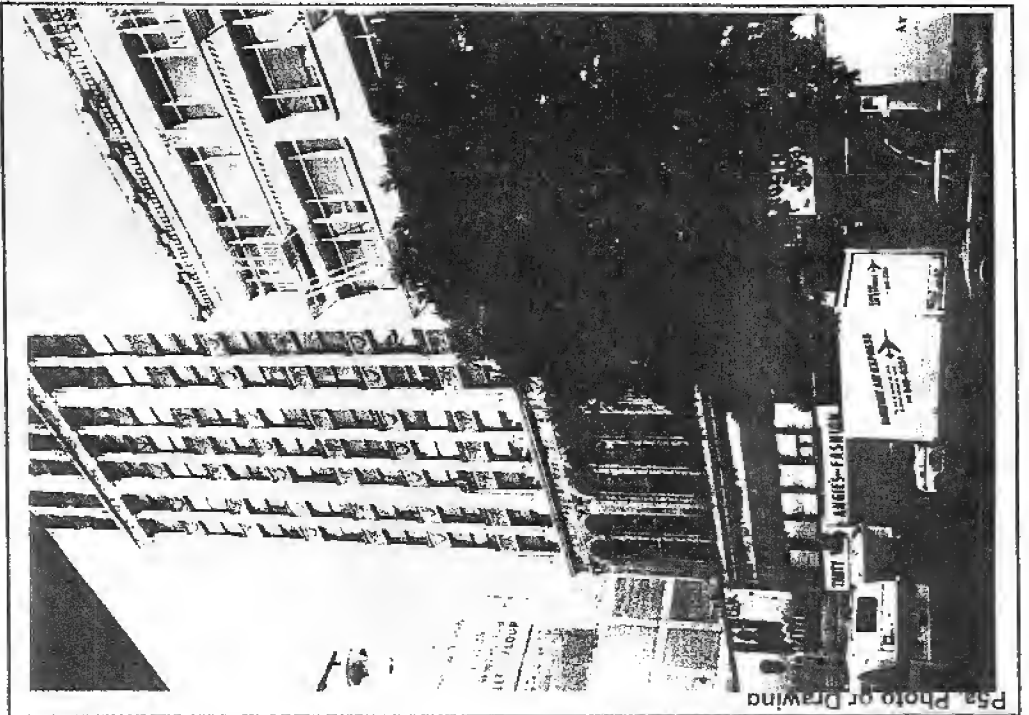
e. Other Locational Data:

P3a. Description:

Twelve-story concrete commercial building in Spanish Renaissance style by Walker & Eisen including a colorful terra cotta facade with decorative cornice and arched windows. The base of the building has been altered.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

1923 (E) National Register form

P7. Owner and Address:

unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

# PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 820-824 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

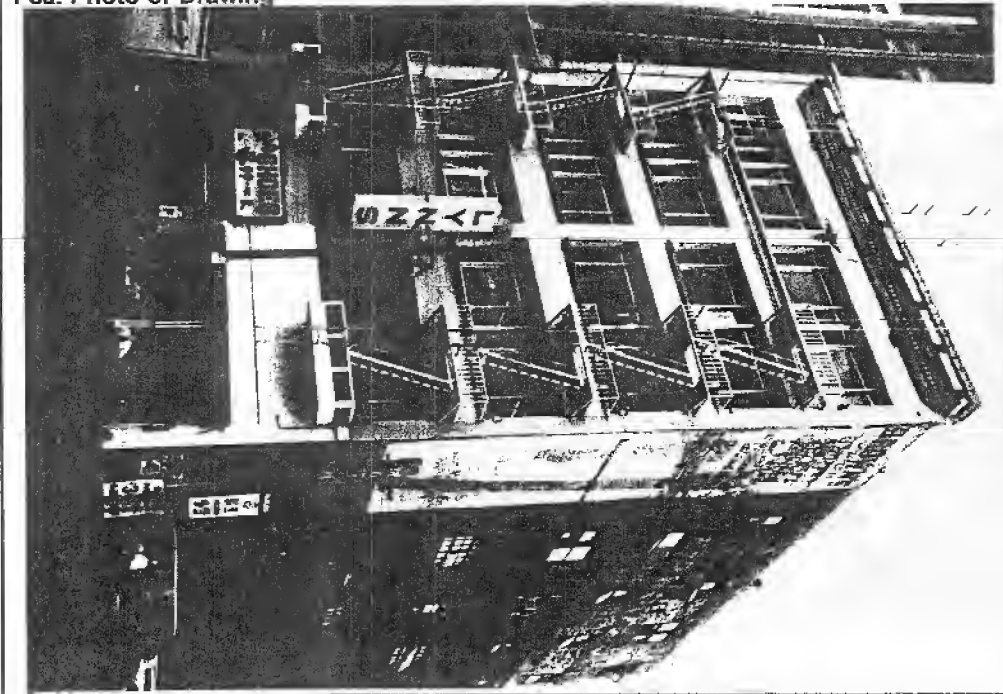
## P3a. Description:

Six-story reinforced concrete building by W. J. Saunders with a glazed brick and terra cotta facade with some ornamentation and a denticulated cornice. The base has been altered.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1913 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

PRIMARY RECORD

Primary #  
HRI#  
Triennial  
NRHP Status Code 6X3

Other Listings  
Review Code  
Reviewer  
Date  
Resource Name or #: Broadway Theater and Commercial District

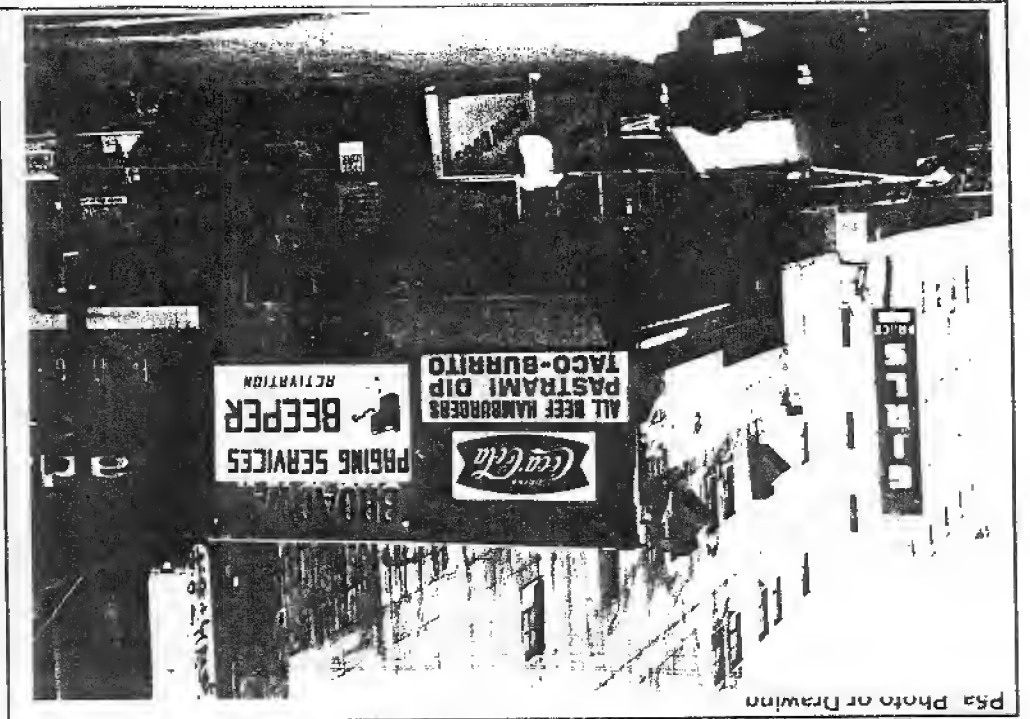
Page 1 of 1

P1. Other Identifier:  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 828 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:

P3a. Description:

One-story cement block commercial building with a small footprint, containing two small storefronts.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5a Photo or Drawing

P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 830-834 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

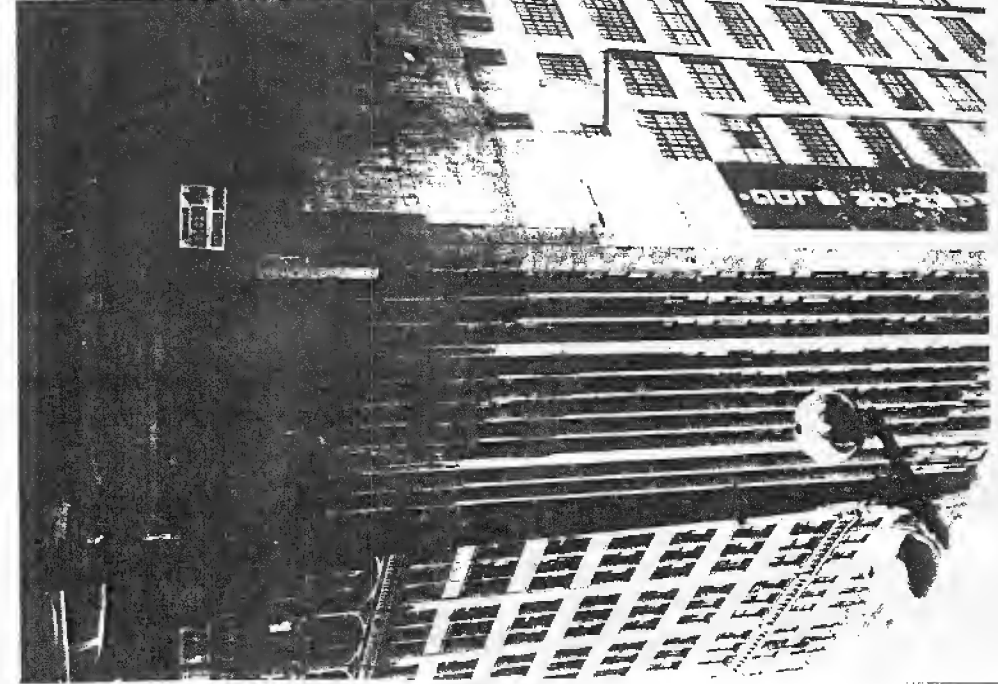
### P3a. Description:

Twelve-story concrete structure in Gothic Revival style by Walker & Eisen. The facade is clad in terra cotta. The first floor has been altered, and the Gothic tracery has been removed from several stories.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

### P5a. Photo or Drawing



### P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1927 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

### P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG



PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

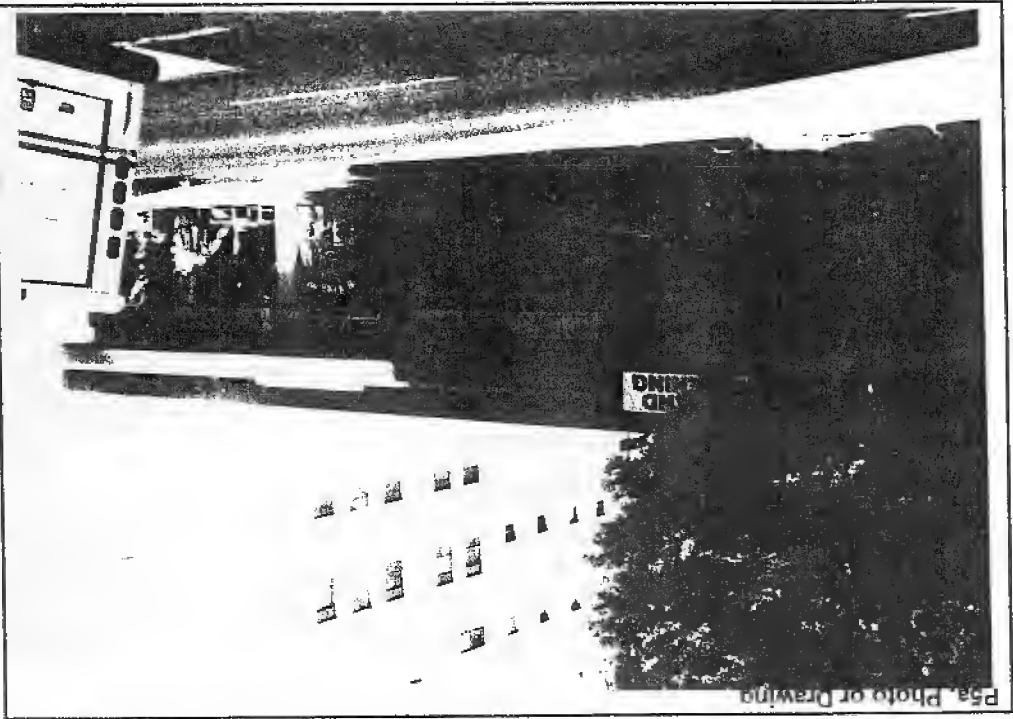
Other Listings	Review Code	Reviewer	Date
Resource Name or #: Broadway Theater and Commercial District			

P1. Other Identifier: \_\_\_\_\_  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.  
c. Address 839-847 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: ME/ MN  
e. Other Locational Data: \_\_\_\_\_

P3a. Description:

This one-story, flat-roofed commercial building contains a series of storefronts. A tiled fascia spans the length of the facade.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5a. Photo or Drawing

P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

P7. Owner and Address: unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106 Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other: \_\_\_\_\_  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Orpheum Theater

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 842-848 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone; mE/ mN

e. Other Locational Data:

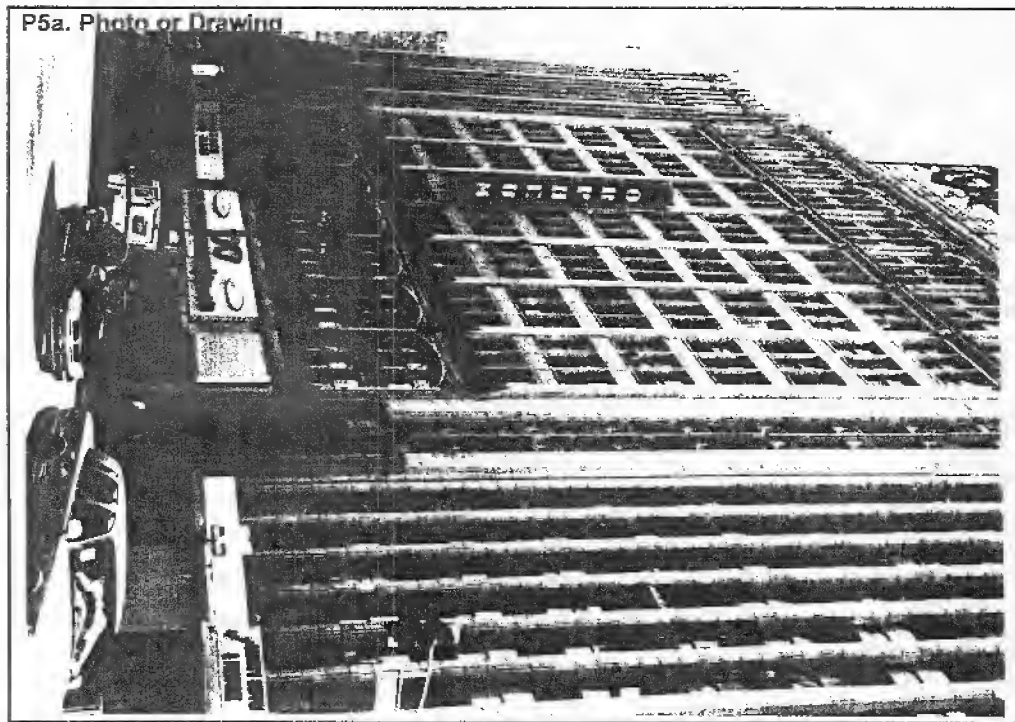
### P3a. Description:

Thirteen-story concrete theater and office building in Spanish Renaissance Revival style by Schultze & Weaver. Facade of brick and terra cotta includes rows of urns and ornamental bands with brackets. The theater within was designed by G. A. Landsburgh. The base of the building has been altered. A large roof sign for the theater crowns the building.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories/10 Theater

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1925 (F) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code ID

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

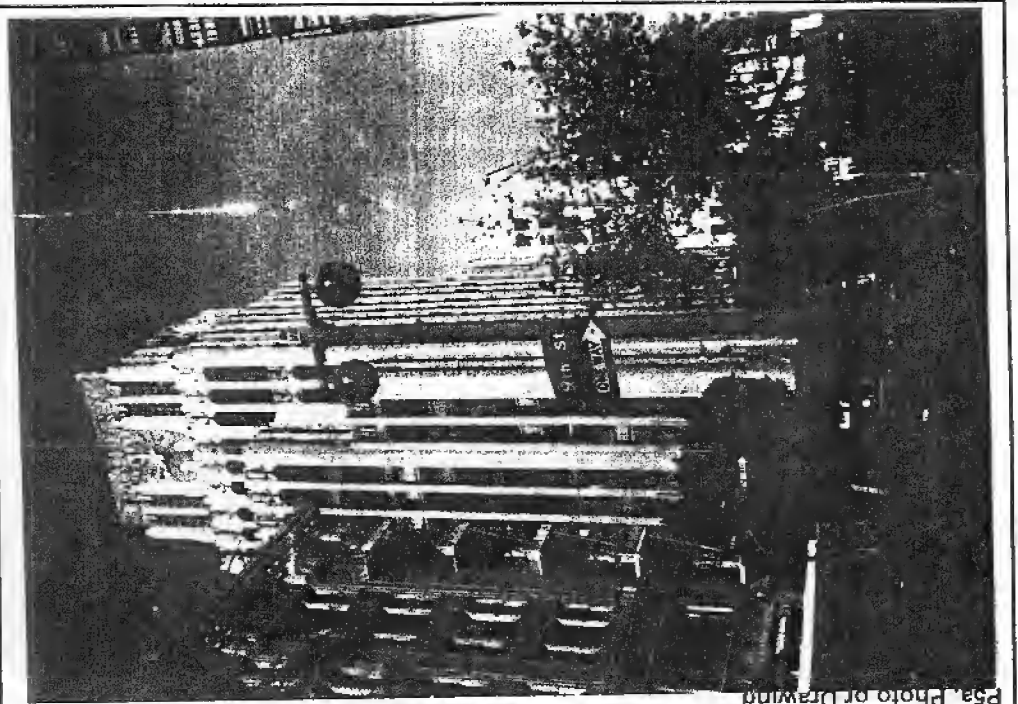
P1. Other identifier: Eastern Columbia Building  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County Los Angeles  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T: R: 1/4 of Sec: B.M.  
c. Address 849 S BROADWAY City Los Angeles Zip 90014  
d. UTM: Zone: mE/ mN  
e. Other Locational Data:

P3a. Description:

Fourteen-story commercial building in Zig-Zag Moderne style designed by Claude Beelman. The exterior is clad in glazed terra cotta in turquoise with gold trim. The storefronts have been sensitively altered, and the remainder of the exterior is in good condition with high integrity, though interior lobby spaces are altered. The terrazzo sidewalk in front of the building is a character-defining feature of the property.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1930 (E) National Register form  
P7. Owner and Address: unknown  
P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded:  
P10. Survey Type: Section 106  
Review

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 1D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

P1. Other Identifier: Ninth and Broadway Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec ; B.M.

c. Address 850-860 S BROADWAY City Los Angeles Zip 90014

d. UTM: Zone ; mE/ mN

e. Other Locational Data:

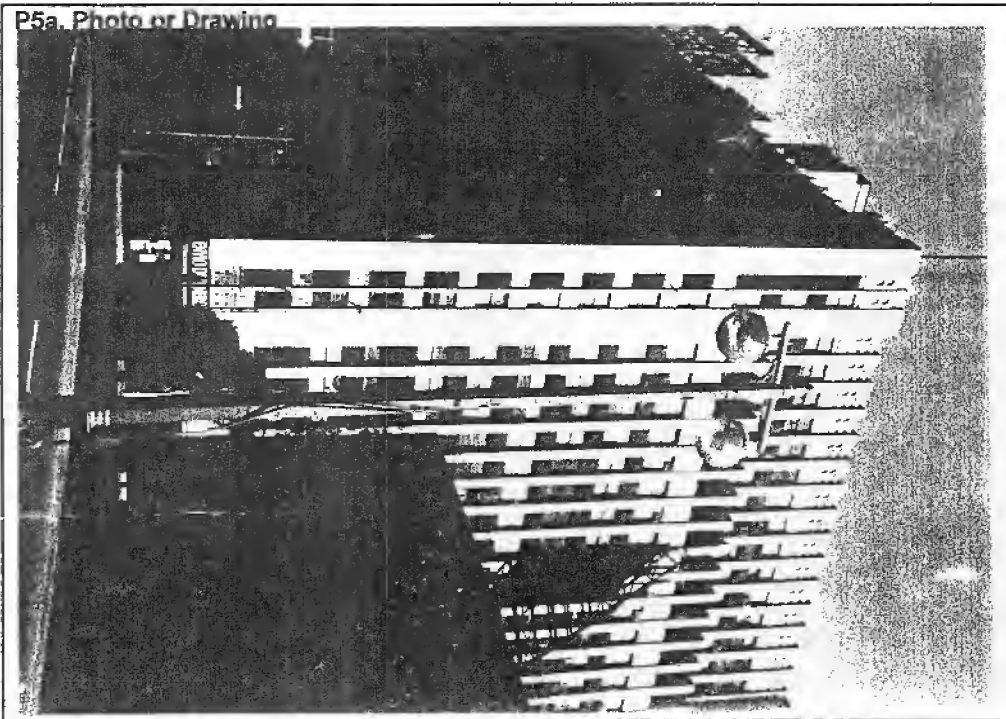
### P3a. Description:

This thirteen-story commercial building, designed by Claude Beelman in the Zig-Zag Moderne style, is clad in tan glazed terra cotta with metal ornamented panels. The exterior has high integrity, and the interior lobby is altered.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

1929 (E) National Register form

P7. Owner and Address:  
unknown

P8. Recorded by: Christy Johnson  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106  
Review

P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6X3

Other Listings

Review Code

Reviewer

Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 1

P3a. Description:

This three-story, concrete frame commercial building, located on a corner lot, has been altered. Square in plan and covered by a flat roof with a parapet and surrounding metal railing, the building has similar facades facing Ninth Street and Broadway. The ground floor contains retail spaces, and the upper floors contain offices. The top of the parapet and the vertical piers (flush with the facade) which define the three bays of each facade are clad in glazed tile. The facades contain three broad window bays fenestrated with metal-frame windows. The center of each window bay on the second floor has been filled in and tiled over. The horizontal elements which span the areas above and below the windows are nonoriginal stucco with exposed tie rod ends. The building is in fair to good condition, and its integrity is low.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d, Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 900-906 S BROADWAY City Los Angeles Zip 90015

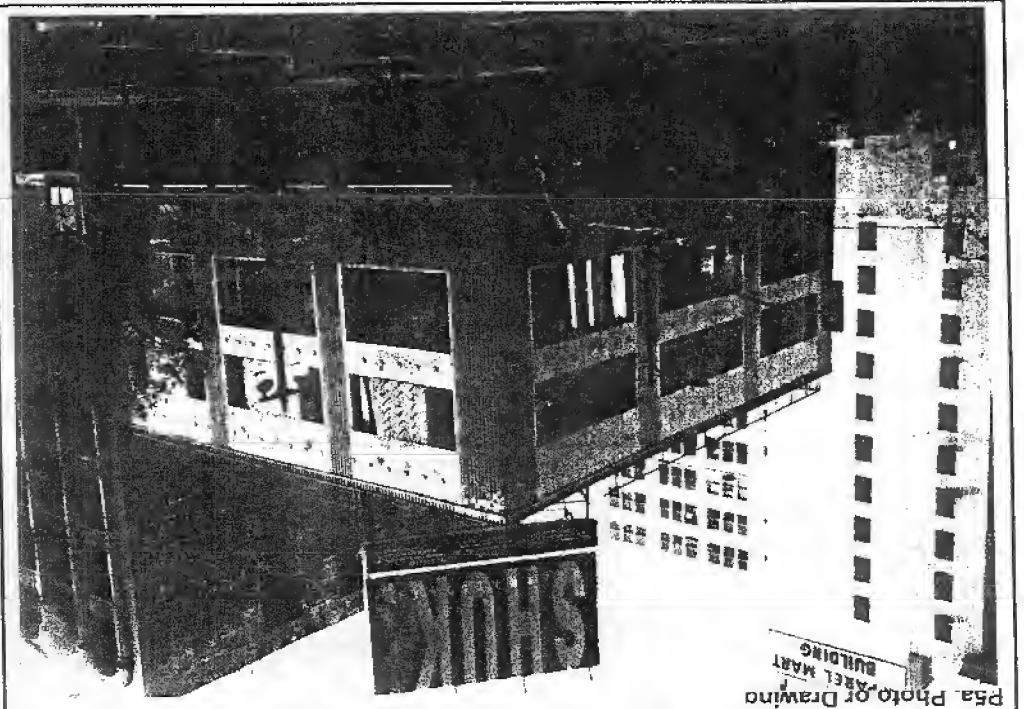
d. UTM: Zone: mE/ mN

e. Other Locational Data:

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo of Drawing



P11. Report Citation:

Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other: DPR 523A (1/95) HRG

P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

Pre-1905 (F) Building Permit

P7. Owner and Address:

unknown

P8. Recorded by: Christy Johnson

Historic Resources Group

1728 Whitley Ave.

Hollywood, CA 90028

P9. Date Recorded:

P10. Survey Type: Section 106

Review

## CONTINUATION SHEET

Page 1 of 1

Resource Name or #: Broadway Theater and Commercial District

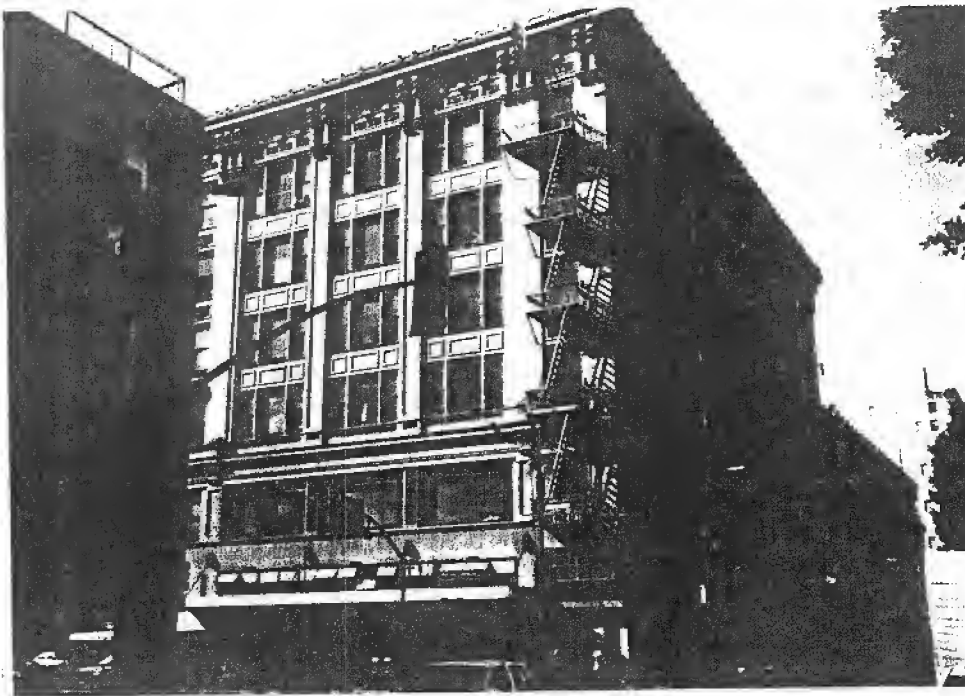
Recorded by: Historic Resources Group

Date: 6/15/98

☐ Continuation ☒ Update

Blackstone's Department Store (901-911 S. Broadway) was built in 1916-1918 and designed by John Parkinson. It appeared individually eligible for the National Register (3S) in 1983. It is now included within the expanded boundaries of the Broadway Theater and Commercial District. The building is eligible as a contributor to the district as well as individually eligible, and its new status code is 2B2.

1998 photograph





HISTORIC RESOURCES INVENTORY

HABS \_\_\_\_\_ HAER \_\_\_\_\_  
UTM: A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_  
D \_\_\_\_\_  
SHL \_\_\_\_\_ Loc \_\_\_\_\_  
Ser. No. \_\_\_\_\_

IDENTIFICATION

1. Common name: United States Post Office, Metropolitan Station
2. Historic name: Blackstone's Dept. Store; Famous Dept. Store; U.S. Post Office, Metro-[politan Station]
3. Street or rural address: 901-911 South Broadway
4. City: Los Angeles Zip: 90015 County: Los Angeles
5. Parcel number: John G. Downey Tract, Block B, Lots 1 & 2, Parcel 2.
6. Present Owner: Reinis, Julius & Ruth M. Address: 834 S. Broadway
7. City: Los Angeles Zip: 90014 Ownership is: Public \_\_\_\_\_ Private \_\_\_\_\_ X
8. Present Use: U.S. Post Office Original use: Commercial

DESCRIPTION

7a. Architectural style: Classical Revival

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: A Classical Revival decorative scheme distinguishes the six story commercial building at the southwest corner of Broadway and Ninth. Built of brick and stone, the structure has five bays on its east (Broadway) elevation and seven bays on the north (Ninth St.) elevation. The lower story has been stripped of its original detailing, but the design is unaltered in the upper levels. The central bays of the second story contain broad windows outlined by multi-paned sidelights and transoms. Single and triple one-over-one sash are in the end bays on the east and north respectively. A denticulated cornice, set over panelled piers and a plain frieze, and punctuated with fluted corbels to either side of the end bays, wraps the building above the second floor. With the exception of the end bays on the east which contain single windows, each bay on the third through sixth floors is occupied by three windows. Fluted panels below the third story windows anchor this portion of the composition. Piers, panelled between the central bays, rise without interruption to the cornice. Panelled spandrels mark the central bays while raised swags embellish the end bay spandrels. The building culminates with swagged spandrels above all the sixth story bays, with a counterpoint of paired and trebled brackets upon which the bracketed cornice rests. A row of antefixes fringes the upper edge of the cornice.

SEE ATTACHED PHOTOS

Attach Photo(s) Here

8. Construction date: Estimated \_\_\_\_\_ Factual 1916-18
9. Architect: John Parkinson
10. Builder: Weymouth Crowell
11. Approx. property size (in feet) Frontage 95 Depth 159 or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s): April 1983

13. Condition: Excellent \_\_\_\_ Good X Fair \_\_\_\_ Deteriorated \_\_\_\_ No longer in existence \_\_\_\_
14. Alterations: To street level frontage.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_ Scattered buildings \_\_\_\_ Densely built-up X  
Residential \_\_\_\_ Industrial \_\_\_\_ Commercial X Other: \_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_ Zoning \_\_\_\_ Vandalism \_\_\_\_  
Public Works project \_\_\_\_ Other: \_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_ Unknown? \_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The structure located at the southwest corner of the West Ninth Street and Broadway intersection was originally known as Blackstone's, a department store. The property was purchased from John D. Hooker by Arthur H. Fleming, a wealthy Pasadena financier and lumberman. Mr. Fleming commissioned the prominent Los Angeles architect, John Parkinson, to design the building. An important local contractor, Weymouth Crowell, constructed the edifice at an estimated cost of \$450,000. Construction was initiated on December 22, 1916, and was completed in February, 1918. Property improvement values increased from \$2,500 in 1917 to \$213,150 in 1918. Blackstone's became the Famous Department Store at the close of the year 1939. The structure later became known as the U.S. Post Office, Metropolitan Station. Blackstone's is significant for its architectural quality and integrity, its design by a prominent local architect, as a stylistic and representative example of commercial architecture in Los Angeles during this period, and for its consistency in scale, style, and period with neighboring buildings in the Central Business District, contributing to a unique sense of time and place.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_  
Economic/Industrial \_\_\_\_ Exploration/Settlement \_\_\_\_  
Government \_\_\_\_ Military \_\_\_\_  
Religion \_\_\_\_ Social/Education \_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE BIBLIOGRAPHY

22. Date form prepared January, 1983  
By (name) Richard Starzak, Leslie Heumann  
Organization Hatheway & Associates  
Address: 1633 Westwood Bl., Ste. 203  
City Los Angeles, Ca. Zip 90024  
Phone: (213) 478-1176

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



SEE ATTACHED MAP

PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 2D2

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Theater and Commercial District

Page 1 of 2

P1. Other identifier: Broadway Leasehold Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 908-910 S BROADWAY City Los Angeles Zip 90015

d. UTM: Zone : ME/ MN

e. Other Locational Data:

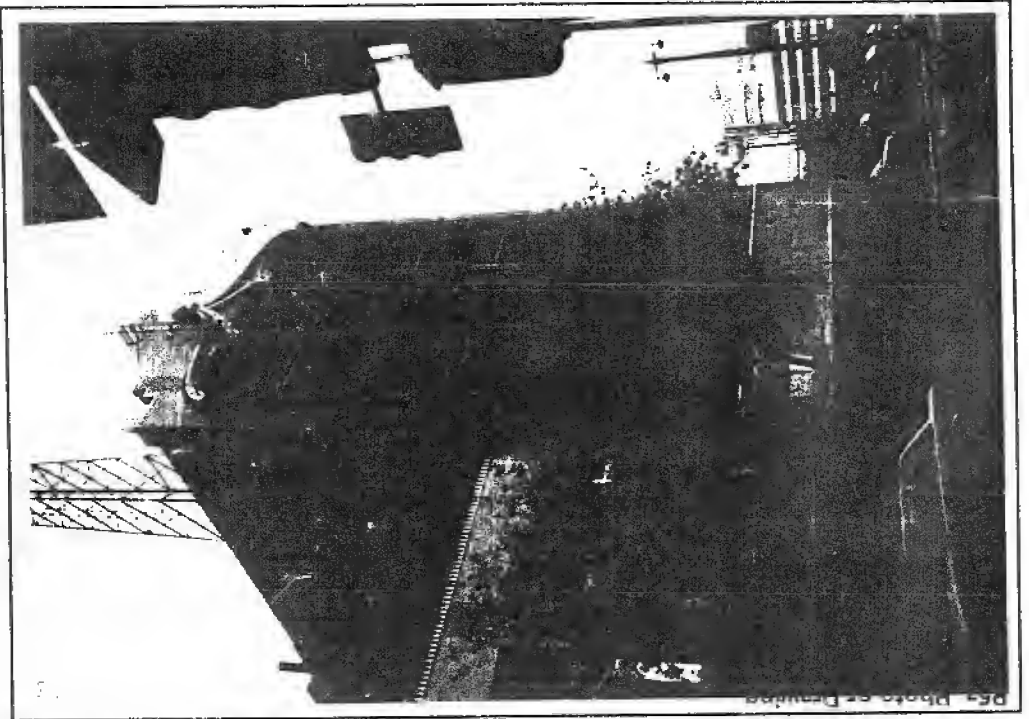
P3a. Description:

This seven-story commercial building is constructed of concrete and brick with the primary facade clad in glazed brick and terra cotta. The Gothic Revival style primary facade is defined by a wide ogee arch. The windows are set deep within this arched element, which encompasses three bays of wood-frame, mostly fixed sash windows. The faceted colonnettes defining the window grid are each topped by a capitol, above which they curve together to join at the top of the ogee arch. The top window opening of each bay has a segmental-arched header. The spandrel panels between are unornamented except for the detail of the string courses along the top and bottom of each. A metal fire escape is affixed to the central bay. The facade terminates in a gabled parapet wall. The first floor has been altered, and most of it is obscured by signage. The second floor retains well-designed 1930s alterations consisting of a grid of horizontally-oriented, metal frame windows. The upper floors are intact. The building is in fair to good condition. Formerly listed in the State Historic Resources Inventory as appearing individually eligible for the National Register (3S), the building is eligible as a contributor to the expanded Broadway Theater and Entertainment District and its status code should be changed to 2D2.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Description of Photo:



P11. Report Citation:

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:  
DPR 523A (1/95) HRG

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric  
1914 (F) Building Permit  
P7. Owner and Address:  
unknown  
P8. Recorded by:  
Christy Johnson McAvoy  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028  
P9. Date Recorded: 6/1/98  
P10. Survey Type:  
Section 106 Review

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

NRHP Status Code 2D2

Resource Name or #: Broadway Theater and Commercial District

B1. Historic Name: Broadway Leasehold Building

B2. Common Name:

B3. Original Use: offices/retail

B4. Present Use: same

B5. Architectural Style: Gothic Revival

B6. Construction History:

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme

Area

Period of Significance Property Type Applicable Criteria

This commercial building is eligible for listing in the National Register as a contributor to the Broadway Theater and Commercial Historic District.

Broadway was the principal shopping district of Los Angeles from the turn of the century until the decades following World War II. This building was one of many within the district which exhibited a period revival style (in this case Gothic Revival) adapted to a modern building type, an office building. In addition to the office uses throughout the building, street-level storefronts opening onto the sidewalks contributed to the lively retail atmosphere of the street.

B11. Additional Resource Attributes:

B12. References: National Register of Historic Places Nomination Form, *Broadway Theater and Commercial District*, 1978.

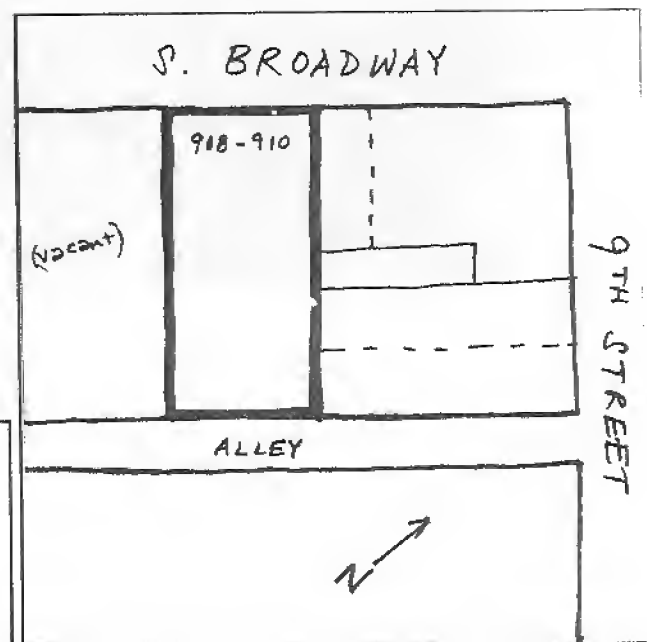
Longstreth, Richard. *City Center to Regional Mall : Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950*. Boston: MIT Press, 1997.

Los Angeles Department of Building and Safety Records, Historic Building Permits.

B14. Evaluator:

Date of Evaluation:

(This space reserved for official comments.)



Primary #  
HRI#  
Triennial

Page 1 of 1 Resource Name or #: Broadway Theater and Commercial District

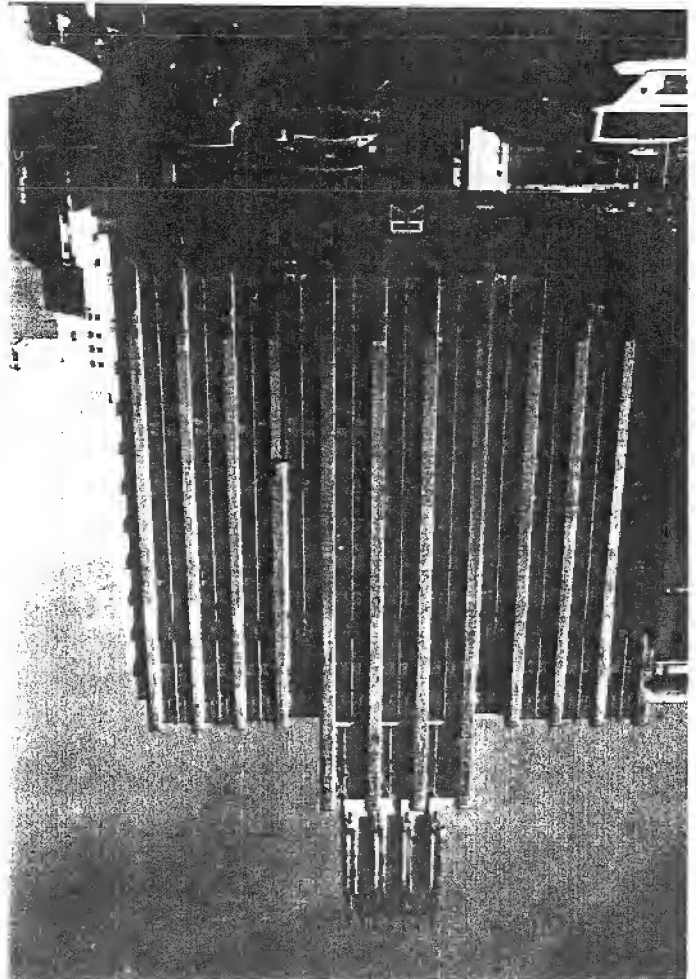
Recorded by: Historic Resources Group

Date:

☐ Continuation ☒ Update

The United Artists Theater Building (921-937 S. Broadway) was built in 1927 and designed by Walker and Eisen. It was determined eligible for the National Register (2S2) in 1983. It is now included within the expanded boundaries of the Broadway Theater and Commercial District. The building is eligible as a contributor to the district as well as individually eligible, and its new status code is 2B2.

1998 photograph



# HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

## IDENTIFICATION

1. Common name: United Artists Theatre
2. Historic name: United Artists Theatre; California Petroleum Bldg.; Texas Co. Bldg.
3. Street or rural address: 921-933 South Broadway  
City Los Angeles Zip 90015 County Los Angeles
4. Parcel number: John G. Downey Tract Block B Lots 5, 6, & 7.
5. Present Owner: Palace Investment Co. Inc. Address: 8727 W. 3rd St.  
City Los Angeles Zip 90048 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Theatre/ Commercial Original use: Theatre/ Commercial

## DESCRIPTION

- 7a. Architectural style: Art Deco/Neo Gothic
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A remarkable Neo-Gothic variation of the Art Deco style, the United Artists Building is a thirteen story theater, retail and office structure. Extensive Gothic-inspired terracotta ornamentation characterizes the eleven bay concrete building. The three south bays of the three story base of the building are occupied by the theatre entrance. An immense ogee arch surmounted by a pinnacle which rises through the fourth floor dominates the upper floors of the theatre entry. Emphasized by decorative moldings, the arch contains tracery which divides the glazed surface into five pointed-arch windows. Blind tracery embellishes the wall surface around the arch. An Art Deco-inspired marquee shades the ground level entrance, which has been altered. The office building entrance, marked by an ornamented gothic arch, is in the center bay of the facade. A particularly notable screen finished in gold leaf is over the door. Altered storefronts occupy the remaining ground level bays. A decorative metal grill, carried on attenuated metal columns, is above the first floor. The second story bays contain quadripartite windows within ogee and segmented arches. (see continuation sheet)

Attach Photo(s) Here

SEE ATTACHED PHOTOS

8. Construction date:  
Estimated \_\_\_\_\_ Factual 1927
9. Architect Walker & Eisen
10. Builder Scofield Engineering Co.
11. Approx. property size (in feet)  
Frontage 150 Depth 150  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
April 1983



13. Condition: Excellent ☒ Good ☒ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: Street level frontage.

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒ Residential ☐ Industrial ☐ Commercial ☒ Other: ☐

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ andalism ☐ Other: ☐

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

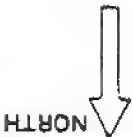
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site)

The United Artists Theatre-California Petroleum Building is located at the west side of Broadway, approximately 200 to 350 feet south of the Ninth Street intersection. The structure was designed by the prominent Los Angeles architectural firm of Walker and Eisen. Construction was begun on March 21, 1927, and was completed by the opening premiere on December 26, 1927. The Scottfeld Engineering Company constructed the edifice at an estimated cost of \$1,300,000, which eventually reached a cost of \$3,500,000. Property improvement values increased from \$370 in 1927 to \$463,080 in 1928. C. Howard Crane of Detroit was the designer of the interiors. The building is significant as a symbol of the importance and prestige held both by the motion picture and oil industries in the growth and development of the City of Los Angeles. The United Artists Theatre-California Petroleum Building is further significant for its architectural quality and integrity. Its design by a prominent architectural firm, certain structural achievements and as a stylistic and representative example of commercial architecture in Los Angeles during this period. It is related in building function, architectural style, scale, period of construction, and proximity to the Broadway Historic District, whose current boundaries extend to the north side of the intersection of Broadway and Ninth Street.

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



SEE ATTACHED MAP

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture ☐ 1  
Arts & Leisure ☐ 2  
Economic/Industrial ☒ 3  
Exploration/Settlement ☐  
Government ☐  
Military ☐  
Religion ☐  
Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE BIBLIOGRAPHY

22. Date form prepared January, 1983  
BY (name) Richard Starzak, Leslie Heumann  
Organization Hatheway & Associates  
Address: 1633 Westwood Bl., Ste. 203  
City Los Angeles, Ca.  
Phone: (213) 478-1176  
Zip 90024

(Continuation Sheet)

7b.

Corbels and keystones in the form of heads accent the segmented arches in the first and fifth bays, while the ogee arches of the other bays are miniature versions of the theatre frontispiece. The third story bays also alternate decorated arches, highlighted by Gothic niches filled with statuary at the bases of the piers. A simplification in the decorative pattern marks the shaft of the office building, beginning at the fourth floor. Piers and mullions rise uninterrupted through the parapet, delineating bays of two windows separated between levels by bossed spandrels. Tracery creates a band of Gothic arches above the eleventh story windows, punctuated at the fourth bay from either end by windows with Gothic-arched heads. The same bays, which frame the central bank of three bays, are set back on the twelfth and thirteenth floors. Windows shaped in ogee arches capped by spandrels in high relief cap the building on the thirteenth floor. Culminating the verticality of the design, a tower, consisting of open Gothic tracery, rises in two setbacks above the central three bays and is crowned with a pinnacle.

The strong Art Deco statement of the United Artists building is reinforced by its mostly unaltered design, and by its proximity to other landmark buildings in the same style, especially the Eastern Columbia Building half a block away. Its tower has become a recognizable symbol in the Los Angeles skyline.



Primary #  
HRI#  
Trinomial

Page 1 of 1  
Resource Name or #: Broadway Theater and Commercial District

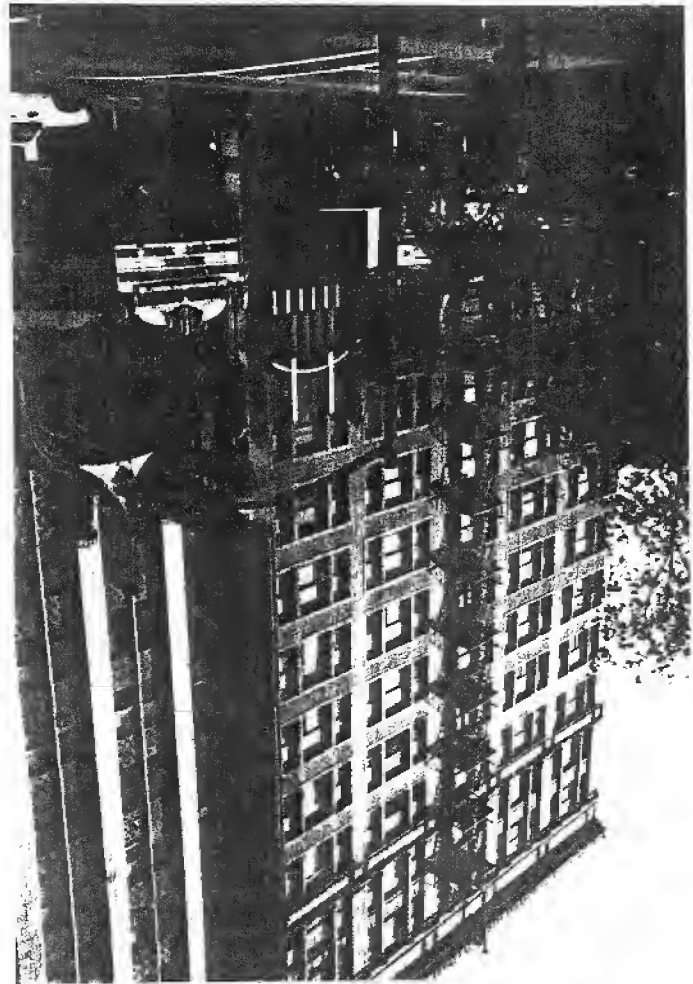
Recorded by: Historic Resources Group

Date: 6/15/98

☐ Continuation ☒ Update

The former Western Costume Building (939-947 S. Broadway) was built in 1924-1925 and designed by Kenneth MacDonald Jr. and Co. It appeared individually eligible for the National Register (3S) in 1983. It is now included within the expanded boundaries of the Broadway Theater and Commercial District. The building is eligible as a contributor to the district as well as individually eligible, and its new status code is 2B2.

1998 photograph



# HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

## IDENTIFICATION

1. Common name: Anjac Fashion Building
2. Historic name: Western Costume Building; 939 S. Broadway Bldg.
3. Street or rural address: 939-947 South Broadway  
City Los Angeles Zip 90015 County Los Angeles
4. Parcel number: John G. Downey Tract, Block B, Lots 8 & 9, Parcel 6.
5. Present Owner: Needleman, Jack and Annette Address: 819 Santee Street  
City Los Angeles Zip 90014 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Commercial/ Offices Original use: Commercial/Offices

## DESCRIPTION

- 7a. Architectural style: Renaissance Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Located adjacent to the exuberantly Neo-Gothic United Artists Building, 939 South Broadway is an eleven story commercial structure in the more typical Renaissance Revival style. However, a two story Gothic-inspired Art Deco entrance is overlaid on the northernmost of the five bays of the facade. A segmented archway, emphasized by a chevron molding and a fluted spandrel, is flanked by fluted piers which taper into triangles embellished with scrolled designs. Elaborate metalwork frames the one story door, the four round-headed windows in the transom, and the arched second story window. The remaining bays of the two story base contain altered storefronts on the ground level and three windows, separated by colonnette mullions, on the second story. Panelled piers, edged by spiralled moldings define the bays and are accented at the level of the first floor frieze by shields. A second frieze, topped by a cornice and antefixes, terminates the base of the building. The shaft is composed of the third through ninth floors and is faced with brown brick. No extraneous ornamentation interrupts the fenestration until a decorative frieze above the ninth story is reached. The capital of the building is two stories high and defined by continuous piers and mullions with terracotta spandrels between sories. Stylized Ionic capitals crown the piers. A decorative frieze, fringed with antefixes, culminates the design.

Attach Photo(s) Here

SEE ATTACHED PHOTOS

8. Construction date:  
Estimated \_\_\_\_\_ Factual 1924-25
9. Architect Kenneth MacDonald Jr. & Co.
10. Builder MacDonald & Kehn
11. Approx. property size (in feet)  
Frontage 100 Depth 159  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
April 1983

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_  
UTM: A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_  
Loc \_\_\_\_\_ SHL \_\_\_\_\_

IDENTIFICATION

1. Common name: Anjac Fashion Building

2. Historic name: Western Costume Building; 939 S. Broadway Bldg.

3. Street or rural address: 939-947 South Broadway

City Los Angeles Zip 90015 County Los Angeles

4. Parcel number: John G. Downey Tract, Block B, Lots 8 & 9, Parcel 6.

5. Present Owner: Needleman, Jack and Annette Address: 819 Santee Street

City Los Angeles Zip 90014 Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Commercial/Offices Original use: Commercial/Offices

DESCRIPTION

7a. Architectural style: Renaissance Revival

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: Located adjacent to the exuberantly Neo-Gothic United Artists Building, 939 South Broadway is an eleven story commercial structure in the more typical Renaissance Revival style. However, a two story Gothic-inspired Art Deco entrance is overlaid on the northernmost of the five bays of the facade. A segmented archway, emphasized by a chevron molding and a fluted spandrel, is flanked by fluted piers which taper into triangles embellished with scrolled designs. Elaborate metalwork frames the one story door, the four round-headed windows in the transom, and the arched second story window. The remaining bays of the two story base contain altered storefronts on the ground level and three windows, separated by colonnette mullions, on the second story. Panelled piers, edged by spiralled moldings define the bays and are accented at the level of the first floor frieze by shields. A second frieze, topped by a cornice and antefixes, terminates the base of the building. The shaft is composed of the third through ninth floors and is faced with brown brick. No extraneous ornamentation interrupts the fenestration until a decorative frieze above the ninth story is reached. The capital of the building is two stories high and defined by continuous piers and mullions with terracotta spandrels between sories. Stylized Ionic capitals crown the piers. A decorative frieze, fringed with antefixes, culminates the design.

Attach Photo(s) Here

SEE ATTACHED PHOTOS

8. Construction date: \_\_\_\_\_ Estimated \_\_\_\_\_ Factual 1924-25
9. Architect Kenneth MacDonald Jr. & Co.
10. Builder MacDonald & Kahn
11. Approx. property size (in feet) Frontage 100 Depth 159 or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s) April 1983

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Minor to street level frontage
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The old Western Costume Building is located on the westside of Broadway, 130 to 230 feet north of the West Olympic Boulevard intersection. The structure was built at the request of the Ninth and Broadway Company. The prominent Los Angeles architect, Kenneth MacDonald, Jr., was commissioned to design the building. Construction was initiated on March 29, 1924, and completed by January, 1925. The notable local contracting firm of MacDonald & Kahn executed the construction for an estimated cost of \$375,000. Property improvement values increased from no value in 1924 to an assessed value of \$190,000 in 1925. The structure has subsequently been identified as the 939 South Broadway Building, and is currently identified as the Anjac Fashion Building at this address. The old Western Costume Building is significant for its architectural integrity and quality, its design by a prominent local architect, as a stylistic and representative example of commercial architecture in Los Angeles during this period, and for its consistency in scale, style, and period with neighboring buildings in the Central Business District, contributing to a unique sense of time and place.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE BIBLIOGRAPHY

22. Date form prepared January, 1983  
By (name) Richard Starzak, Leslie Heumann  
Organization Hatheway & Associates  
Address: 1633 Westwood Bl, Ste. 203  
City Los Angeles, Ca. Zip 90024  
Phone: (213) 478-1176

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



SEE ATTACHED MAP



Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Y2

Other Listings  
Review Code  
Reviewer  
Date

Resource Name or #: Broadway Streetscape Improvement Project

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: 1/4 of 1/4 of Sec: B.M.

c. Address 950 S BROADWAY City Los Angeles Zip 90015

d. UTM: Zone: ME/ MN

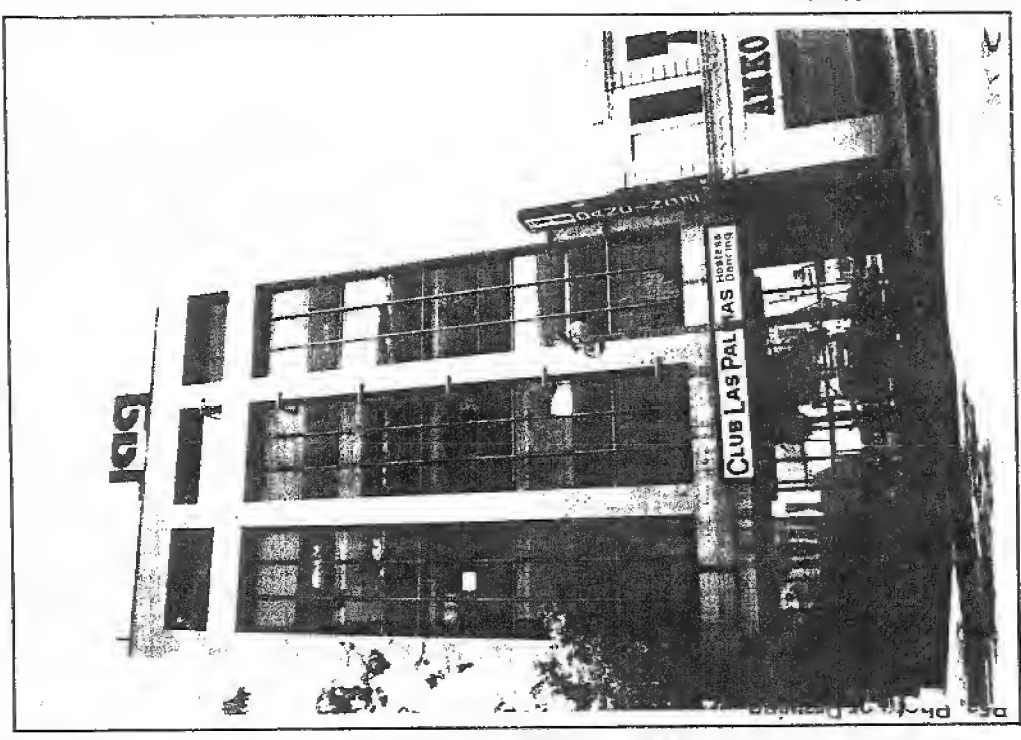
e. Other Locational Data:

P3a. Description:

This seven-story commercial building has been entirely altered, with new windows and primary facade completely replacing the original appearance. The building is in good condition.

P3b. Resources Attributes: 07 Commercial Building, over 3 stories  
P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo:



P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

P7. Owner and Address: unknown

P8. Recorded by: Christy Johnson McAvoy  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded: 6/1/98

P10. Survey Type: Section 106 Review

P11. Report Citation:

Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other  
DPR 523A (1/95) HRG

## PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Y2

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: Broadway Streetscape Improvement Project

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 952-956 S BROADWAY City Los Angeles Zip 90015

d. UTM: Zone; mE/ mN

e. Other Locational Data:

P3a. Description:

This is a two-story commercial building with retail storefronts on the ground floor and offices on the second story. The first story has been completely altered, and half of the second floor windows have been filled in.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both  
☐ Prehistoric

P7. Owner and Address:  
unknown

P8. Recorded by:  
Christy Johnson McAvoy  
Historic Resources Group  
1728 Whitley Ave.  
Hollywood, CA 90028

P9. Date Recorded: 6/1/98

P10. Survey Type:  
Section 106 Review

P11. Report Citation:

Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

PRIMARY RECORD

Primary #  
HRI#  
Trinomial  
NRHP Status Code 6Y2

Other Listings

Review Code

Reviewer

Date

Resource Name or #: Broadway Streetscape Improvement Project

Page 1 of 1

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T: R: Y: of Sec: B.M.

c. Address 990 S BROADWAY City Los Angeles Zip 90015

d. UTM: Zone: ME/ MN

e. Other Locational Data:

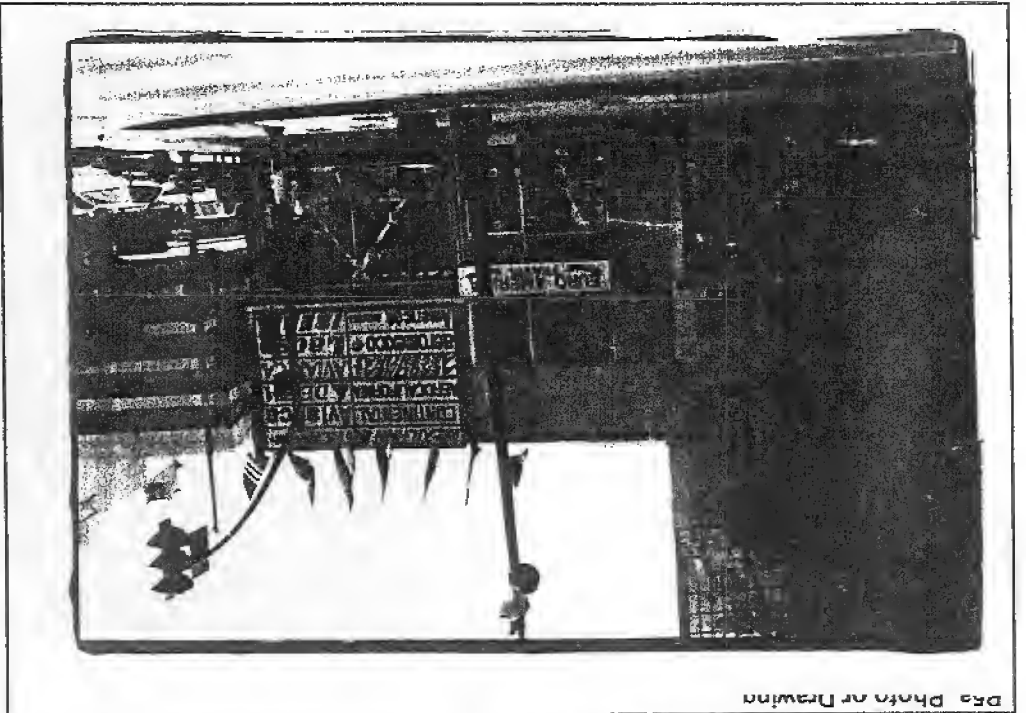
P3a. Description:

This one story commercial building is heavily altered. Located at the corner of Olympic and Broadway, the building is constructed of brick and has a flat roof with a parapet and large, metal frame display windows. Earthquake retrofit cross-bracing is visible through the windows.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Both ☐ Prehistoric

P7. Owner and Address:

unknown

P8. Recorded by:

Christy Johnson McAvoy

Historic Resources Group

1728 Whitley Ave., Hollywood

P9. Date Recorded: 6/1/98

P10. Survey Type:

Section 106 Review

P11. Report Citation: None.

Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other:

DPR 523A (1/95) HRG

## **APPENDIX C**

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### **Field Notes and Recommendations**



### Appendix C: FIELD NOTES AND RECOMMENDATIONS

ADDRESS	BLDG STATUS	MATERIAL	DESCRIPTION	RECOMMENDATION
214 S. Broadway	Not in District	Terrazzo	Pink and gold terrazzo on sidewalk in front of parking lot.	May be removed.
214 S. Broadway	Not in District	Brass Plaque	Inscription describes history of first site of B'nai B'rith Temple.	Remove during construction and incorporate into new sidewalk.
235 S. Broadway	Not in District	Terrazzo	Green terrazzo with black band in foyer.	Protect during construction.
237-41 S. Broadway	Not in District	Marble	Rectangular pieces. White with a green border. Begins in the entrance and extends a few feet into sidewalk.	Protect marble in building entrances during construction. Marble on sidewalk may be removed as it appears that the pink has been used to replace the original white. No documentation required.
237-41 S. Broadway	Not in District	Steel Basement Doors	One hatch with two doors which appear to be original, but in poor condition.	May be removed. No documentation required.
242 S. Broadway (aka 240)	Contributing	Steel Basement Doors	One hatch with two doors.	May be removed. No documentation required.
242 S. Broadway	Contributing	Ceramic Tile	Tiled entryway.	Protect during construction.
249-59 S. Broadway	Contributing	Ceramic Tile	Tiled entryway with the words "Frank."	Protect during construction.
300-10 S. Broadway	Contributing	Steel Basement Door	Two hatches with two doors which appear to be original and in fair condition.	May be removed after it has been documented.
300-10 S. Broadway	Contributing	Glass Blocks	Clear square blocks in rectangular panels.	May be removed after it has been documented.
300-10 S. Broadway	Contributing	Ceramic Tile and Granite	Tiled entryway and granite step.	Protect during construction.



### Appendix C: FIELD NOTES AND RECOMMENDATIONS

315 S. Broadway	Contributing	Terrazzo	Gold, white, and dark red square pattern. Begins in the entrance and extends approximately one and one-half feet into sidewalk.	Protect during construction and retain in place.
328-30 S. Broadway	Noncontributing	Steel Basement Door	One hatch with two doors.	May be removed. No documentation required.
340-44 S. Broadway	Contributing	Terrazzo	Terrazzo entryways in storefronts of 340 and 342.	Protect during construction.
341-45 S. Broadway	Noncontributing	Terrazzo	Gray, white, and black marble chips. Begins in the entrance and extends five feet into sidewalk.	Protect during construction and retain in place.
346-48 S. Broadway	Noncontributing	Ceramic Tile	White ceramic tile panel with black numbers "348."	Protect during construction and retain in place.
350-54 S. Broadway	Noncontributing	Steel Plate	Fixed steel plate.	May be removed. No documentation required.
351-53 S. Broadway	Noncontributing	Terrazzo	Buff terrazzo in entryway.	Protect during construction.
351-53 S. Broadway	Noncontributing	Steel Basement Door	One hatch with two doors.	May be removed. No documentation required.
400-22 S. Broadway	Noncontributing	Ceramic Tile	Multicolored square tiles in contemporary pattern on background of brown square tiles.	May be removed. No documentation required.
401-23 S. Broadway	Contributing	Concrete	Concrete stained green and scored with a square grid on a forty-five degree angle.	May be removed. No documentation required.

Appendix C: FIELD NOTES AND RECOMMENDATIONS				
424 S. Broadway	Contributing	Ceramic Tile	Two ceramic tile panels, white with black trim and letters which read "JUDSON RIVES BUILDING 424." A portion of one panel has been removed.	May be removed after it has been documented. Incorporate into new sidewalk if possible.
425-29 S. Broadway	Noncontributing	Steel Basement Door	One hatch with four doors which do not appear to be original.	Retain in place at the owner's request.
425-29 S. Broadway	Noncontributing	Terrazzo	Terrazzo entryway.	Protect during construction.
451-57 S. Broadway	Contributing	Steel Basement Door	Two hatches with two doors which do not appear to be original.	May be removed. No documentation required.
452-60 S. Broadway	Contributing	Brass Band and Plaque	Brass plaque, which reads "J. McNeill Co. Contractor," and property line marker.	Property line marker may be removed and replaced in kind. Plaque should be removed during construction and incorporated into new sidewalk.
500-08 S. Broadway	Contributing	Glass Block	Squares within squares which span the full-length of the building.	Protect during construction and retain in place.
500-08 S. Broadway	Contributing	Terrazzo	Green terrazzo foyer at 506 1/2 and black, gray, and green terrazzo foyer at 508.	Protect during construction and retain in place.
501-15 S. Broadway	Contributing	Terrazzo	Terrazzo entryway.	Protect during construction.
501-15 S. Broadway	Contributing	Steel Basement Door	Two hatches with three doors which do not appear to be original.	May be removed. No documentation required.
510-512 S. Broadway	Contributing	Steel Basement Door	One hatch with two doors which do not appear to be original.	May be removed. No documentation required.
517-19 S. Broadway	Contributing	Terrazzo	White, gray, and brown arc-shaped. Begins in store entrance and extends into sidewalk approximately three feet.	Protect during construction and retain in place.

# Appendix C: FIELD NOTES AND RECOMMENDATIONS

516-22 S. Broadway (aka 518)	Contributing	Terrazzo	Abstract geometric pattern of red, yellow, brown, and black terrazzo. Pattern spans full-length of facade and extends to the curb. Band along curb has been replaced with concrete.	Protect during construction. Retain in place.
516-22 S. Broadway (aka 522)	Contributing	Terrazzo	Terrazzo foyer.	Protect during construction.
523-25 S. Broadway	Noncontributing	Terrazzo	Long rectangle of yellow and gold one foot wide in storefront.	Protect during construction and retain in place.
533 S. Broadway	Contributing	Terrazzo	Abstract geometric pattern in green, yellow, red, gray, and black. Pattern spans the full-length of the facade and extends to approximately eight inches from curb. A water meter is located along the curb.	Protect during construction. Retain in place. Leave water meter in place. Concrete strip between terrazzo and curb should be replaced with the concrete specified for the sidewalks.
534 S. Broadway	Contributing	Terrazzo	Abstract stylized pattern in green, yellow, red, and white. Intricate semicircular pattern fans out from building facade. The remainder of the terrazzo is white and extends to the curb. The white terrazzo between the semicircle and the curb has been damaged by three water meter plates and a tree well.	The ideal approach would be to retain the semicircle in place, relocate the water meters and restore all of the white terrazzo. The alternative approach would be to remove the terrazzo in straight line between the curb and the semicircle and replace it with the specified concrete for the sidewalks.
537-41 S. Broadway	Contributing	Concrete	Green stained concrete with a square grid on a forty-five degree angle.	May be removed. No documentation required.
537-41 S. Broadway	Contributing	Brass	Brass property line marker.	May be removed. No documentation required.

Appendix C: FIELD NOTES AND RECOMMENDATIONS				
553 S. Broadway	Contributing	Terrazzo	Buff, black, and white diagonal squares in entryway of City Blues.	Protect during construction.
540 S. Broadway	Contributing	Terrazzo	Address in sidewalk at 536 and terrazzo in entryway at 540.	Protect during construction and retain in place.
548 S. Broadway	Contributing	Concrete	Red stained concrete scored with a square grid on a forty-five degree angle.	May be removed. No documentation required.
548 S. Broadway	Contributing	Steel Basement Door	One hatch with two doors which do not appear to be original.	May be removed. No documentation required.
548 S. Broadway	Contributing	Terrazzo	Terrazzo foyers to storefronts.	Protect during construction.
553 S. Broadway	Contributing	Concrete	Square grid.	May be removed. No documentation required.
555-59 S. Broadway	Contributing	Terrazzo	Tan with green strip in entryway of "Howard's".	Protect during construction.
555-59 S. Broadway	Contributing	Steel Basement Door	One hatch with two doors at 555.	May be removed. No documentation required.
601-05 S. Broadway	Contributing	Terrazzo	Gold and green rectangular checkerboard which wraps both street-facing facades and extends from the edge of the building to the curb.	Protect during construction and retain in place. Terrazzo may be removed to accommodate street lights and tree wells, as long as it occurs within the pattern. Pieces of the checkerboard which were previously damaged by public works projects should be restored.
601-05 S. Broadway	Contributing	Marble	Marble entryways at 603 and 605.	Protect during construction.

### Appendix C: FIELD NOTES AND RECOMMENDATIONS

609-11 S. Broadway	Contributing	Terrazzo	Red and black semicircular pattern spanning two storefronts. Extends approximately four feet into sidewalk.	Protect during construction and retain in place.
612-16 S. Broadway	Contributing	Limestone	Rectangles which span the full-length of the facade and extend to curb.	May be removed. No documentation required.
609-19 S. Broadway	Contributing	Terrazzo	Highly intricate stylized pattern with abstracted fleur-de-lis motif in red, yellow, green, black, and brown. Terrazzo pattern begins in theater foyer and extends to the curb.	Protect during construction and retain in place.
609-19 S. Broadway	Contributing	Terrazzo	Pink with white script in entryway.	Protect during construction.
609-19 S. Broadway	Contributing	Marble	Marble dado in entryway of 619.	Protect during construction.
626-36 S. Broadway	Contributing	Glass Block	Squares, purple-tinted glass blocks within squares panels.	Protect during construction and retain in place.
644 S. Broadway	Contributing	Terrazzo	Dark gray rectangular panels which extend from building facade into the sidewalk for thirteen and one-half feet.	May be removed if located on top of a basement. Otherwise protect during construction and retain in place.
648 S. Broadway	Contributing	Terrazzo	Stylized abstracted pattern with pictorial scenes from California including City Hall, cacti, musician, and sail boat. Terrazzo pattern spans the full-length of the facade and extends from the foyer to the curb.	Protect during construction and retain in place.
639-57 S. Broadway	Contributing	Ceramic Tile	Multicolored square tiles in contemporary pattern on background of brown square tiles.	May be removed. No documentation required.

### Appendix C: FIELD NOTES AND RECOMMENDATIONS

701-17 S. Broadway	Contributing	Steel Basement Door	One hatch with two panels which do not appear to be original.	May be removed. No documentation required.
701-17 S. Broadway	Contributing	Terrazzo	Gold entryway to 701 and 709.	Protect during construction.
701-17 S. Broadway	Contributing	Marble	Theater foyer and main entryway to United Building at 707.	Protect during construction.
710 S. Broadway (aka 712)	Contributing	Steel Basement Door	One hatch with two doors.	May be removed. No documentation required.
714-20 S. Broadway	Contributing	Terrazzo	Green, yellow, and gray geometric pattern which spans a single storefront at 714 and extends from the facade into the sidewalk for four feet.	Protect during construction and retain in place.
714-20 S. Broadway	Contributing	Terrazzo	Gray rectangular pieces which spans a single storefront at 716 and extends from the facade into the sidewalk for four feet.	Protect during construction and retain in place.
714-20 S. Broadway	Contributing	Terrazzo	Diamond pattern in green, light yellow, and dark green. Terrazzo pattern spans two storefronts at 718-20 and extends from the facade to the curb.	Protect during construction and retain in place.
719 S. Broadway	Contributing	Terrazzo	Beige in abstract geometric pattern which begins in the entrance and extends into the sidewalk for five feet. Reads Hudson's at both ends.	Protect during construction and retain in place.
731 S. Broadway	Contributing	Terrazzo	Terrazzo foyers.	Protect during construction and retain in place.
735 S. Broadway	Noncontributing	Terrazzo	White with green border begins in foyer and extends four feet into the sidewalk.	Protect during construction and retain in place.



### Appendix C: FIELD NOTES AND RECOMMENDATIONS

744-48 S. Broadway	Contributing	Terrazzo	Long narrow piece of light green terrazzo which begins at the facade and extends one foot into the sidewalk.	Protect during construction and retain in place.
744-48 S. Broadway	Contributing	Terrazzo	Two squares of gold terrazzo at 748B.	May be removed. No documentation required.
749 S. Broadway	Noncontributing	Terrazzo	Gold and black terrazzo foyer.	Protect during construction and retain in place.
749 S. Broadway	Noncontributing	Concrete Basement Door	One hatch.	May be removed. No documentation required.
750-58 S. Broadway	Contributing	Terrazzo	Long narrow green terrazzo strip which wraps around the building onto 8th Street.	Protect during construction and retain in place.
757-61 S. Broadway	Contributing	Terrazzo	Grey, green, and yellow abstract geometric pattern which spans a storefront and extends from the facade to the curb.	Terrazzo along the curb has been removed or is otherwise damaged. The remaining may be removed to accommodate curb work, and may be replaced with the concrete specified for the sidewalks. The cut must follow the pattern and the remaining terrazzo should be protected during construction and retained in place.
757-61 S. Broadway	Contributing	Marble	Rectangular panels of white marble which extend from the facade to the curb and wraps around the building onto 8th Street.	May be removed. No documentation required.
800-04 S. Broadway	Contributing	Terrazzo	Dark red rectangles and squares which begins in the foyer and extends into the sidewalk for three and one-half feet.	Protect during construction and retain in place.

Appendix C: FIELD NOTES AND RECOMMENDATIONS				
806-08 S. Broadway	Contributing	Glass Block	Clear glass block squares within squares panels.	Protect during construction and retain in place.
806-08 S. Broadway	Contributing	Terrazzo	Terrazzo in foyer.	Protect during construction and retain in place.
812 S. Broadway	Contributing	Concrete	Square grid on a forty-five degree angle.	May be removed. No documentation required.
814-18 S. Broadway	Contributing	Marble	Pink marble with lettering in foyer.	Protect during construction and retain in place.
820-24 S. Broadway	Contributing	Terrazzo	Green and white zig-zag pattern which extends from the foyer to the curb.	Protect during construction and retain in place. Band of terrazzo along the curb may be removed to accommodate curb work, but must be replaced in kind.
830-34 S. Broadway	Contributing	Terrazzo	Red, green, yellow, black, and gold semicircle beginning in entrance and extending two feet into sidewalk.	Protect during construction and retain in place.
842-48 S. Broadway	Contributing	Marble	Dark red marble in foyer of Orpheum Theater.	Protect during construction.
842-48 S. Broadway	Contributing	Concrete	Red stained concrete scored in square grid with stripes.	May be removed. No documentation required.
842-48 S. Broadway	Contributing	Terrazzo	Orange terrazzo begins in two storefronts at 844 and extends into sidewalk. One side reads "Klein" and the other has image of spectacles. Both are rendered in black terrazzo. Irregular to fit storefront	Terrazzo on sidewalk may be removed as it has been damaged. Terrazzo in entrance should be protected during construction and retain in place.

### Appendix C: FIELD NOTES AND RECOMMENDATIONS

842-48 S. Broadway	Contributing	Marble	White marble with red band begins in foyer and continues into the lobby. A white block with black letters which reads "846 So. Broadway." is located on the sidewalk at the edge of the facade.	Protect during construction and retain in place.
842-48 S. Broadway	Contributing	Steel Basement Doors	One hatch with two doors and two fixed steel plates at 842.	May be removed. No documentation required.
842-48 S. Broadway	Contributing	Brass Plaque	Brass plaque in sidewalk which reads "McNeill Contractors."	Plaque should be removed during construction and given to property owner.
839-847 S. Broadway	Noncontributing	Concrete	Red stained concrete scored in rectangular grid.	May be removed. No documentation required.
849 S. Broadway	Contributing	Terrazzo	Abstract geometric pattern in red, yellow, green, and black which begins in the foyer and extends to the curb wrapping the building.	Protect during construction and retain in place. Band of terrazzo along the curb may be removed to accommodate curb work, but must be replaced in kind.
908-10 S. Broadway	Contributing	Terrazzo	Band of white terrazzo extends approximately one and one-half feet from foyer into sidewalk.	Protect during construction and retain in place.
921-37 S. Broadway	Contributing	Concrete	Checkerboard of black and white 18" squares.	May be removed. No documentation required.

## **APPENDIX D**

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### **Broadway Streetscape Design Study**





BROADWAY STREETSCAPE DESIGN STUDY  
EXECUTIVE SUMMARY FOR COMMUNITY PRESENTATION

(DRAFT FOR STAFF REVIEW) 4/8/96





# **Broadway Streetscape Design Study**

## **Executive Summary For Community Presentation**

**Draft for Staff Review 4/6/96**

### **INTRODUCTION**

Like all great urban streets, Broadway at once connects us to the City's past while serving the present. This renovation seeks to reinforce Broadway's role as a focus of downtown city life and community by both strengthening its essential infrastructure and enhancing its ability to serve its historic function as a significant transportation and commercial corridor.

In recent decades, Broadway has become a dynamic commercial center for the region's Latino community. It's lively combination of retail stores, cafe's, cinemas and vendors creates the backdrop for a spirited street scene which welcomes all Los Angeles.

Deteriorating sidewalks and street lighting and lack of maintenance have however created a perception of a declining and unsafe environment which has an adverse impact on the retail environment of the street. The purpose of this renovation project is to provide the setting for a welcoming and vibrant Broadway street scene through the provision of new sidewalks, enhanced lighting and pedestrian amenities, enhancing the street's ability to serve its historic function as a significant transportation and commercial corridor.

### **HISTORIC AND CULTURAL CONTEXT**

For over a century, Broadway has been a street where people of Los Angeles have gathered together to partake of and enjoy city life. As the city grew in area and population over the decades, the particular character of the street changed, yet it always remained a focus of downtown life. Originally called Fort Street, Broadway first played a prominent role in the nineteenth century as the city expanded south from El Pueblo, then in the 1880s with the reconstruction of a new City Hall between 2nd and 3rd Streets, the character of the street began a dramatic change, quickly becoming an important commercial thoroughfare, including Bullock's, located on Broadway.

Broadway's preeminence as the commercial core of Los Angeles was matched by its growth as the leading theatre district for the region, boosted by the decision of the west coast's two major vaudeville circuits -- the Orpheum and Pantages -- to locate there. Sid Graumann built the first theatre on Broadway specifically designed for film exhibition in 1918 -- the Million Dollar Theatre, considered the City's first movie palace. The introduction of sound to the movies caused a new wave of theatre building in the late 1920s. By 1930, every major film studio had secured an outlet in downtown Los Angeles. With a dozen major theaters in a six block area, Broadway contained the highest concentration of movie palaces in the world, and a combined seating capacity of more than 15,000.

In the next several decades after 1930, Broadway began to lose its central role as the theater and commercial core of the City. As the white clientele moved away from Downtown into the suburbs and westside, so did the lavish movie theatres and department stores. The demise of a city wide public transit system also contributed to the dispersal of the white middle class audiences from the downtown area.

After World War II, the patronage of the Mexican-American population living close to downtown transformed Broadway into a Latino-oriented shopping district. Spanish language signs were layered on top of the opulent architecture of the 1920s and street fronts were transformed to accommodate smaller stores. By the end of the 1960s, the street was dominated by Latinos and it became a primary venue for Chicano commercial, religious and cultural expressions. Today, Broadway remains a hub of activity for Latinos in the City, and Chicanos have been joined by Salvadorians, Guatemalans, and Nicaraguans in their intense public use of the street.

## HISTORIC SIGNIFICANCE

The Broadway Historic Theater and Commercial District was listed in the National Register of Historic Places in 1979. Occupying Third through Ninth Streets, The district is significant under National Register criterion 'A' as vestiges of Los Angeles premier commercial and theatre district. The district is also significant under criterion 'C' for the architectural quality of its contributing buildings which were constructed between 1894 and 1931. Although the National Register application did not specifically mention features of the historic streetscape, many remain from the period and contribute to the character of the district.

Remarkably, many of the original feature which characterized the streetscape of Broadway during its period as the premier commercial and theatre district of Los Angeles remain in place. Much of the terrazzo, tilework and stamped concrete remains, as do the street lamp bases, and many marquees and awnings. As Broadway had developed into the central shopping district for the city's Latino community, layers of new character defining materials have been added to the existing historic fabric -- Spanish language signs, vendors, and street entertainers. Unlike other parts of downtown Los Angeles which have completely lost their historic character, Broadway remains in many ways the street that it was in the 1920s and 1930s.

## DESIGN CONCEPT

Like all great urban streets, Broadway at once connects us to the city's past while serving the present. This renovation seeks to reinforce Broadway's role as a focus of downtown city life and community by both strengthening its essential infrastructure and its ability to connect past and present. Since the physical and budgetary demands upon the project are rigorous, every modification has been carefully considered to deliver the most with the least over the long run. The design of all proposed elements is based on compatibility with the historic context and durability and ease of maintenance.

The design concept is an integrated image which focuses the identity of the Street. This image is composed fundamentally of a framework or "armature" of new sidewalks, renewed and intensified streetlighting, new street trees and street furnishing elements. Superimposed on this framework are layers of graphic elements such as banners, signs and new terrazzo paving sidewalk elements. The design concept will address not only the overall identity of the Street, but its unique parts: the historic theatres, institutions such as Clifton's, and the arcades.

In defining space, focusing identity, and providing amenities such as the new paving and greatly intensified street lighting, the street environment will be "merchant and shopper friendly"

## DESIGN ELEMENTS

There are six basic component elements to the design: sidewalk paving, street lighting, street graphics, building facade treatments, street furnishings, and street trees.

### Sidewalks

To appropriately set off the remarkable terrazzo paving in front of a number of the significant historic buildings along the street and to welcome the addition of new terrazzo paving elements, the sidewalks are paved in a simple, concrete checkerboard pattern. To reflect the pedestrian environment, the checks are small in scale and are subtly defined one to the other by differential gradients of broom finish. To recall the typical techniques of the decades of the early twentieth century, the concrete is given sparkle and shine with the addition of quartz crystals. Based on discussions with the historic preservation consultants (Historic Resources Group), the existing concrete and tile paving can be replaced with new paving. Our recommendation to replace existing concrete with a dark gray or "black" integral color (Schofoeld c-24 "charcoal") broom finished concrete with a 2'x2' square score pattern can be determined compatible with the historic context of the Street as well as meeting aesthetic, constructibility, and maintenance requirements. The existing historic terrazzo and marble paving segments will be reviewed for repair and or restoration feasibility during the design development phase. In addition, we recommend the addition of new terrazzo and special scored and stained concrete

segments to identify cross streets. New terrazzo paving can also be used to provide interpretive opportunities at historically significant locations.

## Street Lighting

We recommend that the historic light fixtures be restored and renovated. The renovated light poles will be designed to be hung with banners. These light standards can also carry interpretive signage related to the history of the street and its communities. Based on our current reviews, we believe that minimum lighting requirements for the roadway and sidewalks will be significantly exceeded, increasing current light levels by a factor of two to three. Our recommendations include installing new appropriately designed lanterns, based on historic designs, which can be placed on the existing pole fixtures in their existing locations along with the inclusion of high mast lights at the intersections incorporated into new signal systems. We believe that such an approach can be determined compatible with the historic context of the street. We and our lighting consultants (Lighting Design Alliance) are currently reviewing the detailed photometric, operational, assessment and construction cost implications of this recommendation.

## Street Graphics Program

The recommended banners and signage proposed for the streetlights as well as directional signage and the proposed new sidewalk terrazzo designs provide significant opportunity to reinforce a coherent, unifying visual identity to the street, acting as a counterpoint to the diversity of signs, colors and images of the street's retail environment. While recommended ranges of colors and styles for the components of this program will be detailed during the design development phase, materials, colors and type styles will reflect both the historic and contemporary identity of the street.

## Building Facades

The street is famous for its remarkable collection of building facades representing a range of architectural styles of the early decades of this century. Specific guidelines for the renovation of awnings and facades are being developed in conjunction with our historic resources consultants, along with the location of awning and building mounted signs.

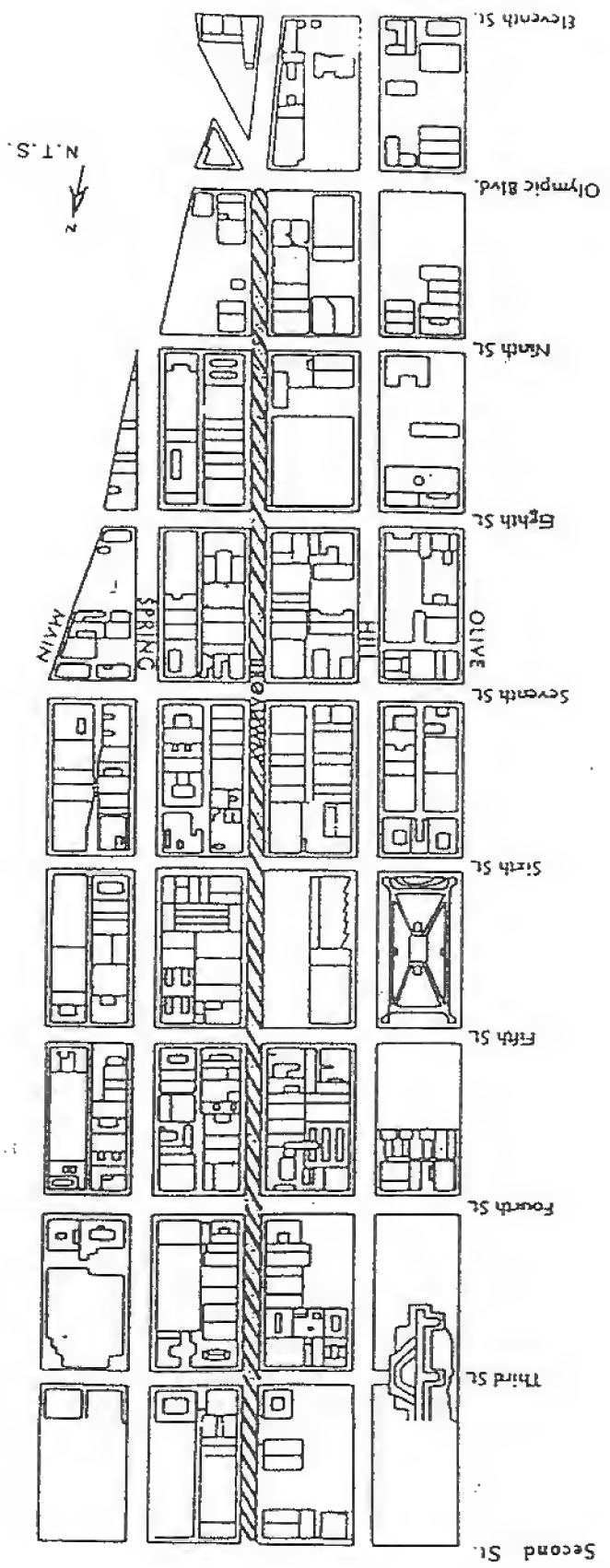
## Street Furnishings

While the high levels of pedestrian traffic on the street limit the opportunities available for the placement of street furnishings, the existing newsstands provide an additional unifying element the streetscape. We recommend that the existing newsstands receive a new superstructure of a uniform enclosure shell. We are currently exploring opportunities to finance the construction of these elements by the advertising industry, through their carrying City approved advertising. In addition, we recommend the replacement of existing trash cans with distinct uniformly painted wire cans, potentially a part of the newsstand financing program.

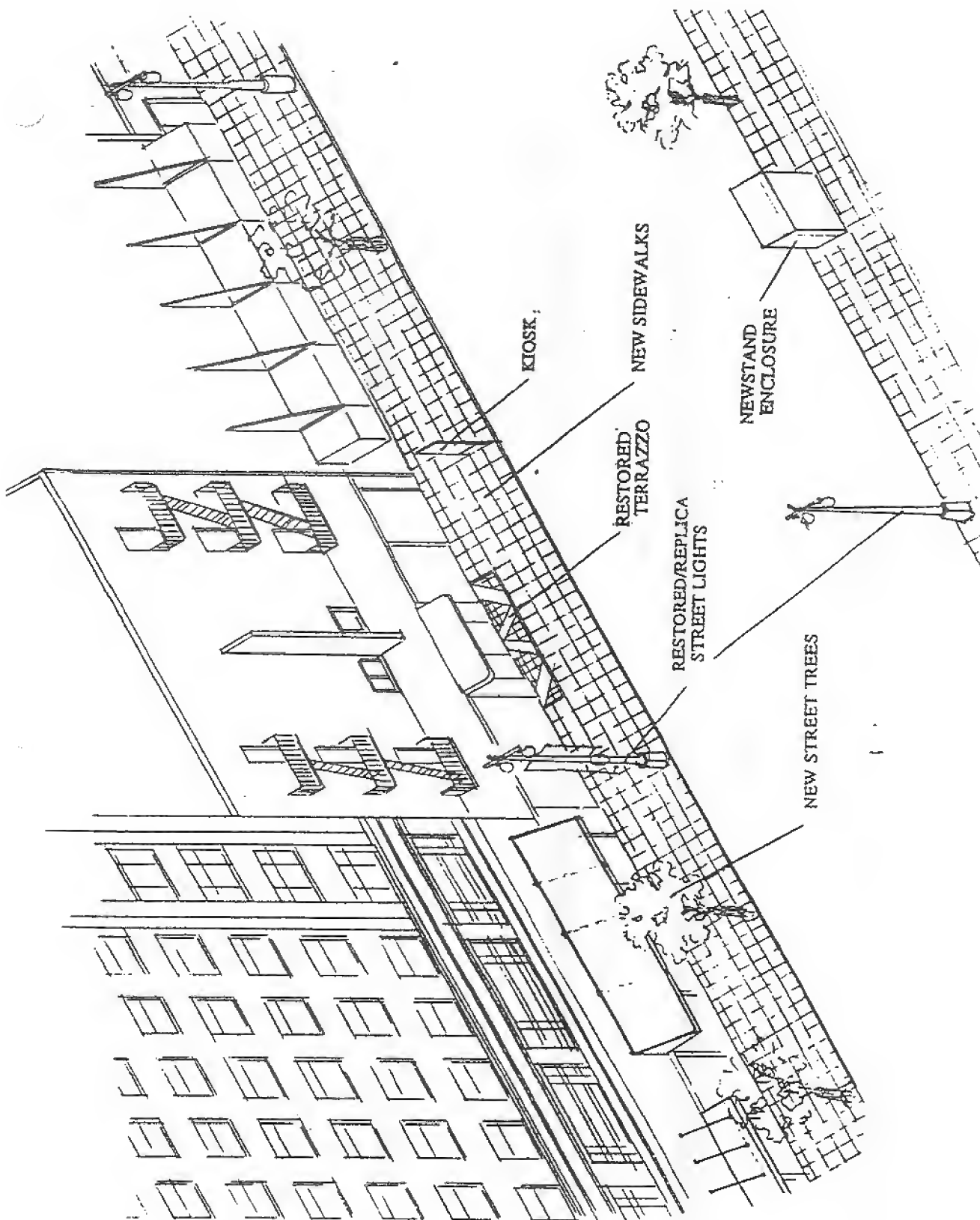
## Street Trees

The existing Ficus trees installed several decades ago have proven to be inappropriate to this street scene. We recommend Jacarndas replace them and be added at selected locations where possible. The recommended replacement tree species and placement will be "merchant and shopper friendly", compatible with lighting and storefront visibility requirements, and providing shade. We also recommend the addition of specially designed tree grates and tree fences to offer additional interpretive possibilities.



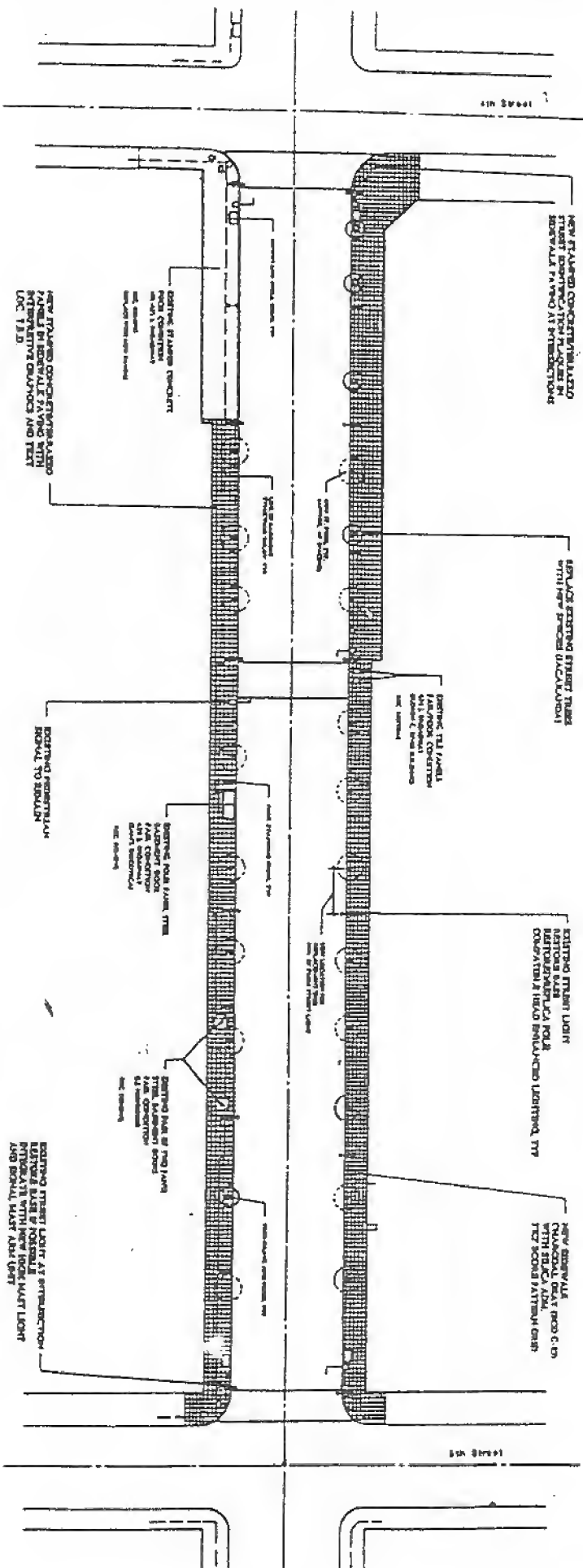


PROJECT AREA  
 BROADWAY  
 STREET SCAPE  
 KEY PLAN



4/8/96

CAMPBELL  
&  
CAMPBELL  
ARCHITECTS - PLANNERS  
LANDSCAPE ARCHITECTS  
1015 HYPER STREET, SANTA MONICA, CA 90401  
TEL: 310/310-1000 FAX: 310/310-1001  
WWW.CAMPBELL-ARCHITECTS.COM

[illegible]

PLAN  
DESIGN DEVELOPMENT

FRANK J. KROBATH, JR.  
4700 17th Avenue, S.W.  
Seattle, WA 98148

4-5004

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## APPENDIX E

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### Table of Changes in Evaluation Codes



**TABLE OF CHANGES IN EVALUATION CODES**

Address	Common or Historic Name	Previous Evaluation Code	Updated Evaluation Code
200-206 S. Broadway		(Not evaluated)	6Y2
235 S. Broadway	Goodwill Industries	(Not evaluated)	6Y2
237-241 S. Broadway	Boston Dry Goods Store	3S	5S3
242 S. Broadway	Victor Clothing Company	3S	2D2
248-260 S. Broadway		(Not evaluated)	6Y2
249-251 S. Broadway	Irvine Block/Pan American Building	3S	2B2
300-310 S. Broadway	Bradbury Building	1D	1D
301-313 S. Broadway	Million Dollar Theater/Metro. Water Dist. Bldg.	1D	1D
312 S. Broadway		6X3	6X3
315 S. Broadway	Grand Central Market	1D	1D
318-322 S. Broadway	Blackstone Building	6X3	6Y2
324-326 S. Broadway		6X3	6X3
327-329 S. Broadway		6X3	6X3
328-330 S. Broadway		6X3	6X3
331-335 S. Broadway		6X3	6X3
336 S. Broadway		6X3	6X3
337-339 S. Broadway		6X3	6X3
340-344 S. Broadway	Trustee Building	1D	1D
341-343 S. Broadway		1D	6Y2
346 S. Broadway		6X3	6X3



# TABLE OF CHANGES IN EVALUATION CODES

Address	Common or Historic Name	Previous Evaluation Code	Updated Evaluation Code
347-349 S. Broadway		6X3	6X3
350-354 S. Broadway		1D	6Y2
351-353 S. Broadway		6X3	6X3
355-359 S. Broadway		6X3	6X3
356-364 S. Broadway		1D	6Y2
400-422 S. Broadway		6Z1	6Z1
401-423 S. Broadway	Broadway Department Store	1D	1D
424 S. Broadway	Broadway Central Block	1D	1D
425-429 S. Broadway		6Z1	6Z1
430 S. Broadway	Bumiller Building/Campbell W. Blake Bldg.	1D	1D
431-435 S. Broadway	Wilson Building	1D	1D
437 S. Broadway		6X3	6X3
440 S. Broadway		6X3	6X3
443-445 S. Broadway		6Z1	6Z1
450 S. Broadway		6X3	6X3
451-457 S. Broadway		1D	1D
452-460 S. Broadway	Chester Williams Building	1D	1D
500-508 S. Broadway	Jewelry Trades Building	1D	1D
501-515 S. Broadway		1D	1D
510 S. Broadway		1D	1D

**TABLE OF CHANGES IN EVALUATION CODES**

Address	Common or Historic Name	Previous Evaluation Code	Updated Evaluation Code
516-522 S. Broadway	Roxie Theater	1D	1D
517-519 S. Broadway		1D	1D
523-525 S. Broadway		6X3	6X3
527-531 S. Broadway	Schulte United/Broadway Interiors	1D	1D
528 S. Broadway	Clune's Broadway/Cameo Theater	1D	1D
533 S. Broadway		1D	1D
534 S. Broadway	Arcade (formerly Pantages) Theater	1D	1D
535 S. Broadway		6X3	6X3
537-541 S. Broadway		1D	1D
540 S. Broadway	Broadway Arcade Building	1D	1D
543-547 S. Broadway		6Z1	6Z1
548 S. Broadway	Eden Hotel	1D	1D
553 S. Broadway		1D	1D
555-559 S. Broadway	Swelldom Dep't Store/Sun Drug Co.	7J	1D
558 S. Broadway		1D	1D
600-610 S. Broadway	Walter P. Story Building	1D	1D
601-605 S. Broadway	Norton Building	1D	1D
609-619 S. Broadway	Los Angeles Theater	1D	1D
612-616 S. Broadway	Desmond's	1D	1D
618-622 S. Broadway	Schaber's Cafeteria/Broadway Cafeteria	1D	1D

# TABLE OF CHANGES IN EVALUATION CODES

Address	Common or Historic Name	Previous Evaluation Code	Updated Evaluation Code
621-625 S. Broadway		6X3	6X3
626-636 S. Broadway	Palace Theater	1D	1D
629 S. Broadway		6X3	6X3
633 S. Broadway		6Z3	6Z3
635 S. Broadway		6X3	6X3
638 S. Broadway	Forrester Building	1D	1D
639-657 S. Broadway	Hollenbeck Block/Bullock's Dep't Store	1D	1D
644 S. Broadway	J. E. Carr Building	1D	1D
648 S. Broadway	Clifton's Brookdale Cafeteria Building	6X3	6X3
648 S. Broadway	Clifton's Cafeteria Terrazzo Sidewalk	(Not evaluated)	1S
660 S. Broadway		6X3	6X3
700-708 S. Broadway		1D (Now demolished)	6Y2 (New building)
701-717 S. Broadway	Loew's State Theater Building	1D	1D
710 S. Broadway	Yorkshire Apartments	1D	1D
714-720 S. Broadway		1D	1D
719 S. Broadway	Woolworth's	1D	1D
722 S. Broadway		1D	1D
730 S. Broadway		6X3	6X3
731 S. Broadway		1D	1D
735 S. Broadway		6X3	6X3

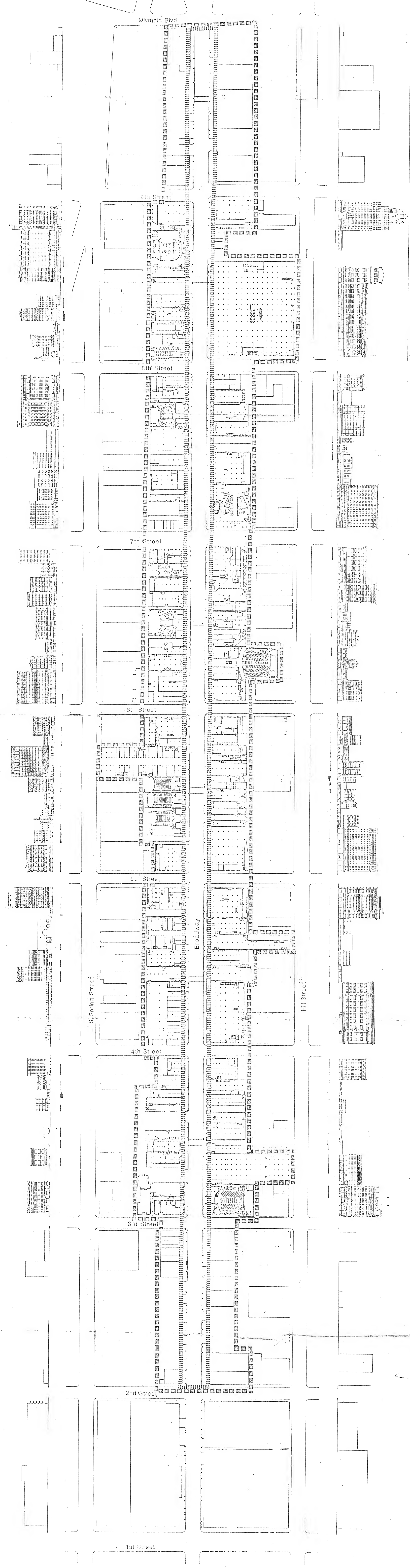
TABLE OF CHANGES IN EVALUATION CODES

Address	Common or Historic Name	Previous Evaluation Code	Updated Evaluation Code
737-747 S. Broadway		1D	1D
744-748 S. Broadway	Globe Theater	1D	1D
749 S. Broadway		6X3	6X3
750-758 S. Broadway		1D	1D
757-761 S. Broadway		1D	1D
800-804 S. Broadway	Tower Theater	1D	1D
801-835 S. Broadway	Hamburger's/May Co. Dep't Store	1D	1D
806-808 S. Broadway	Singer Building	1D	1D
812 S. Broadway	Rialto Theater	1D	1D
814-818 S. Broadway		1D	1D
820-824 S. Broadway		1D	1D
828 S. Broadway		6X3	6X3
830-834 S. Broadway		1D	1D
839-847 S. Broadway		6X3	6X3
842-848 S. Broadway	Orpheum Theater	1D	1D
849 S. Broadway	Eastern Columbia Building	1D	1D
850-860 S. Broadway	Ninth and Broadway Building	1D	1D
900-906 S. Broadway		6X3	6X3
901 S. Broadway	Blackstone's Dep't Store/U.S. Post Office	3S	2D2
908-910 S. Broadway	Leasehold Co. Building	3S	2D2

# TABLE OF CHANGES IN EVALUATION CODES

Address	Common or Historic Name	Previous Evaluation Code	Updated Evaluation Code
921-937 S. Broadway	United Artists Theater/Texas Oil Co. Bldg.	2S2	2B2
939-947 S. Broadway	Western Costume Building	3S	2B2
950 S. Broadway		(Not evaluated)	6Y2
952-956 S. Broadway		(Not evaluated)	6Y2
990 S. Broadway		(Not evaluated)	6Y2





LEGEND

APR. BOUNDARY

PROJECT AREA

0 50 100 200 300

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BROADWAY STREETSCAPE IMPROVEMENTS: AREA OF POTENTIAL EFFECTS

*[Signature]*  
FHWA Area Engineer  
10.8.95  
DEB Chief

CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA

*[Signature]*  
CHIEF OFFICE OF CIV. ENGINEERING  
10/6/95